

Wooden and Brick
Buildings
WITH DETAILS.
PLATES I TO 80.



· VIEW · OF · HOUSE · SHORE · ROAD · S · I ·

E · A · SARGENT · ARCHT
99 · B'WAY · N · Y ·

WOODEN AND BRICK BUILDINGS WITH DETAILS,

Published under the Direction of A. J. BICKNELL.

CONTAINING ONE HUNDRED AND SIXTY PLATES

OF

Plans, Elevations, Views, Sections and Details

OF

VILLAS, COTTAGES, FARM HOUSES, COUNTRY SEATS, STREET FRONTS FOR DWELLINGS, STORE FRONTS, BANKS, ATHENEUM, LIBRARY,
TOWN HALL, MASONIC HALL, HOTELS, OPERA HOUSE, COURT HOUSE, SCHOOL HOUSES, CHURCHES, RAILWAY STATIONS,
STABLES AND CARRIAGE HOUSES, OUT BUILDINGS, SUMMER HOUSES, ICE HOUSES, BOAT HOUSE,
GATEWAYS AND FENCES;

INCLUDING A DOUBLE PLATE,

SHOWING A STREET VIEW OF TWELVE DWELLINGS,

AND A VARIETY OF

MISCELLANEOUS EXTERIOR AND INTERIOR DESIGNS AND DETAILS FOR PLASTER,
WOOD, BRICK AND STONE FINISH.

ALSO,

DESCRIPTIVE LETTERPRESS, SPECIFICATIONS, NEW YORK FORM OF CONTRACT, SCHEDULE OF CHARGES ENDORSED BY THE AMERICAN INSTITUTE OF
ARCHITECTS, ETC., ELEVATIONS, PLANS, AND DETAILS TO SCALE.

VOL. I.

" * * * * * He who has laid up no materials can produce no combinations.

"A student unacquainted with the attempts of former adventurers, is always apt to over-rate his own abilities; to mistake the most trifling excursions for discoveries of moment, and every coast new to him, for a new-found country. * * * * *

"Invention is one of the great marks of genius; but if we consult experience, we shall find that it is by being conversant with the inventions of others that we learn to invent; as by reading the thoughts of others we learn to think."—*The Discourses of Sir Joshua Reynolds.*

NEW YORK:

A. J. BICKNELL & CO.

ARCHITECTURAL BOOK PUBLISHERS.

1875.

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No. 1 Park Place, Corner Broadway, New York.

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ARCHITECTS WHO HAVE CONTRIBUTED TO THIS WORK.

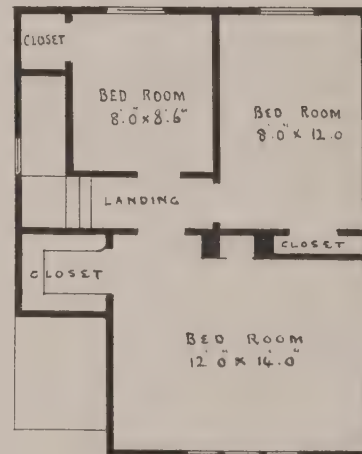
BLOOR, A. J.	NEW YORK.
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BRUCE, A. C.	KNOXVILLE, TENN.
CADY, J. CLEVELAND	NEW YORK.
CLINTON, CHARLES W.	" "
CUTTING, A. P.	WORCESTER, MASS.
CHERRINGTON & CHERRINGTON	" "
CHERRINGTON, FRANK W.	" "
CRESSEY, THOMAS	NEWARK, N. J.
COOK, A. A.	SACRAMENTO, CAL.
DABB, ALBERT N.	NEW YORK.
EIDLITZ, LEOPOLD	" "
EVELETH, S. F.	" "
FOGERTY, WILLIAM	" "
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POTTER, W. A.	" "
PUTNAM & TILDEN	BOSTON
PRESTON, HENRY J.	"
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PROVOOST, D. B.	ELIZABETH, N. J.
RENWICK & SANDS	NEW YORK.
ROBERTSON, ROBERT H.	" "
SARGENT, E. A.	" "
SLOAN, SAMUEL	PHILADELPHIA.
TILDEN, GEO. T.	BOSTON.
UPJOHN, R. M.	NEW YORK.
UNDERWOOD, L.	BOSTON.
WOOLLETT, WILLIAM M.	ALBANY.
WITHERS, F. C.	NEW YORK.
WOOD, J. A.	" "
WEIDENMANN, J.	" "



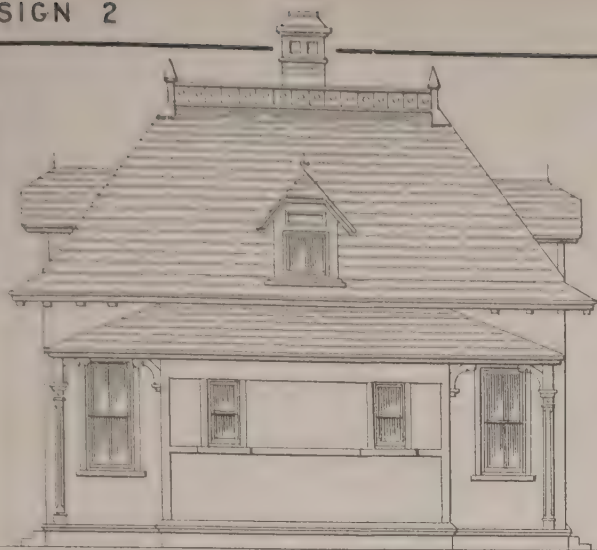
VIEW
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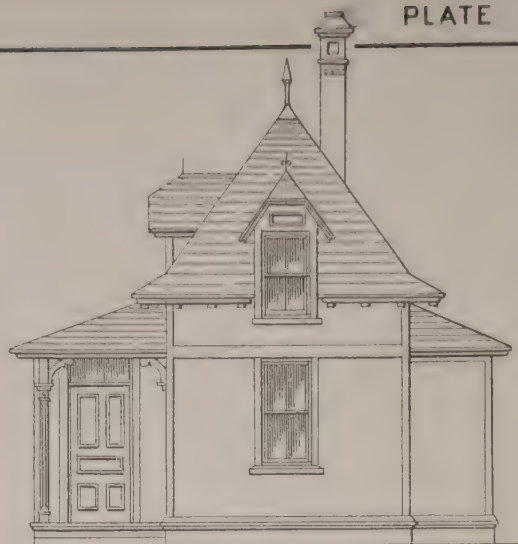
GROUND PLAN



BED-ROOM PLAN



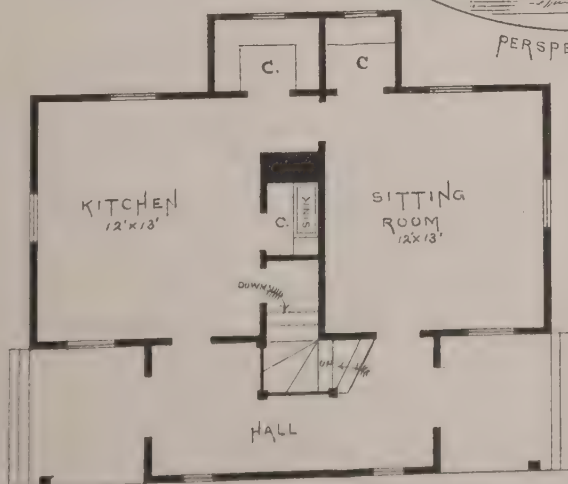
SIDE ELEVATION



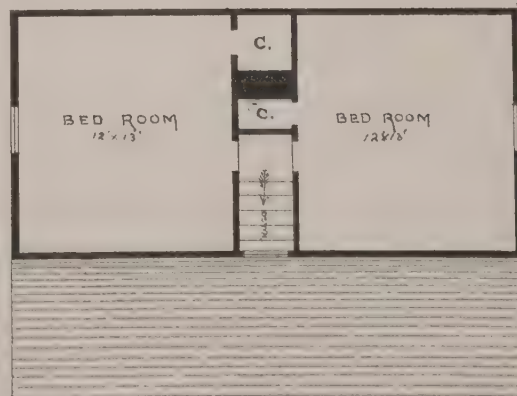
FRONT ELEVATION



PERSPECTIVE VIEW.

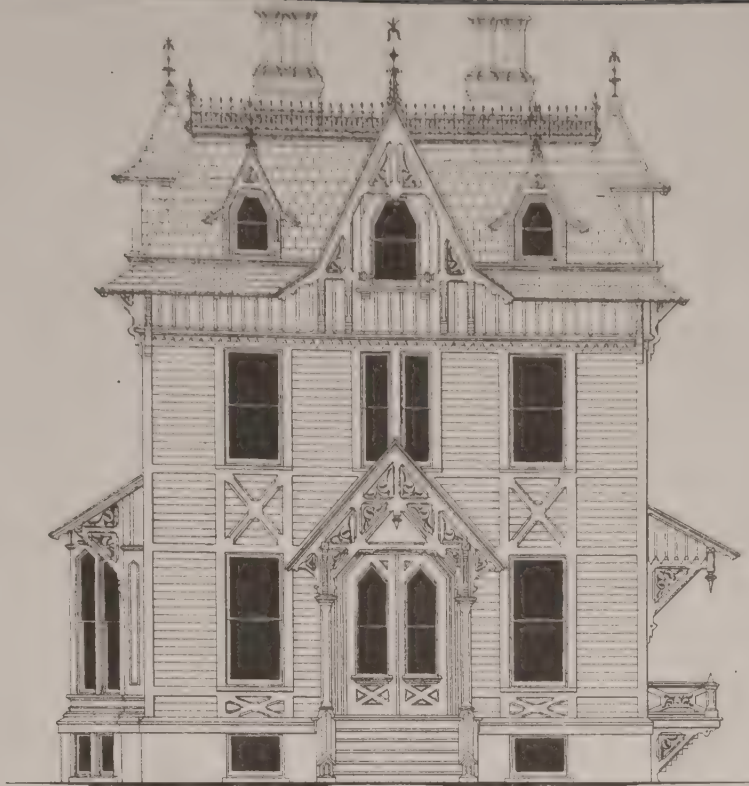


— 1ST FLOOR —



— 2ND FLOOR —

SCALE 1/8 INCH = 1 FOOT

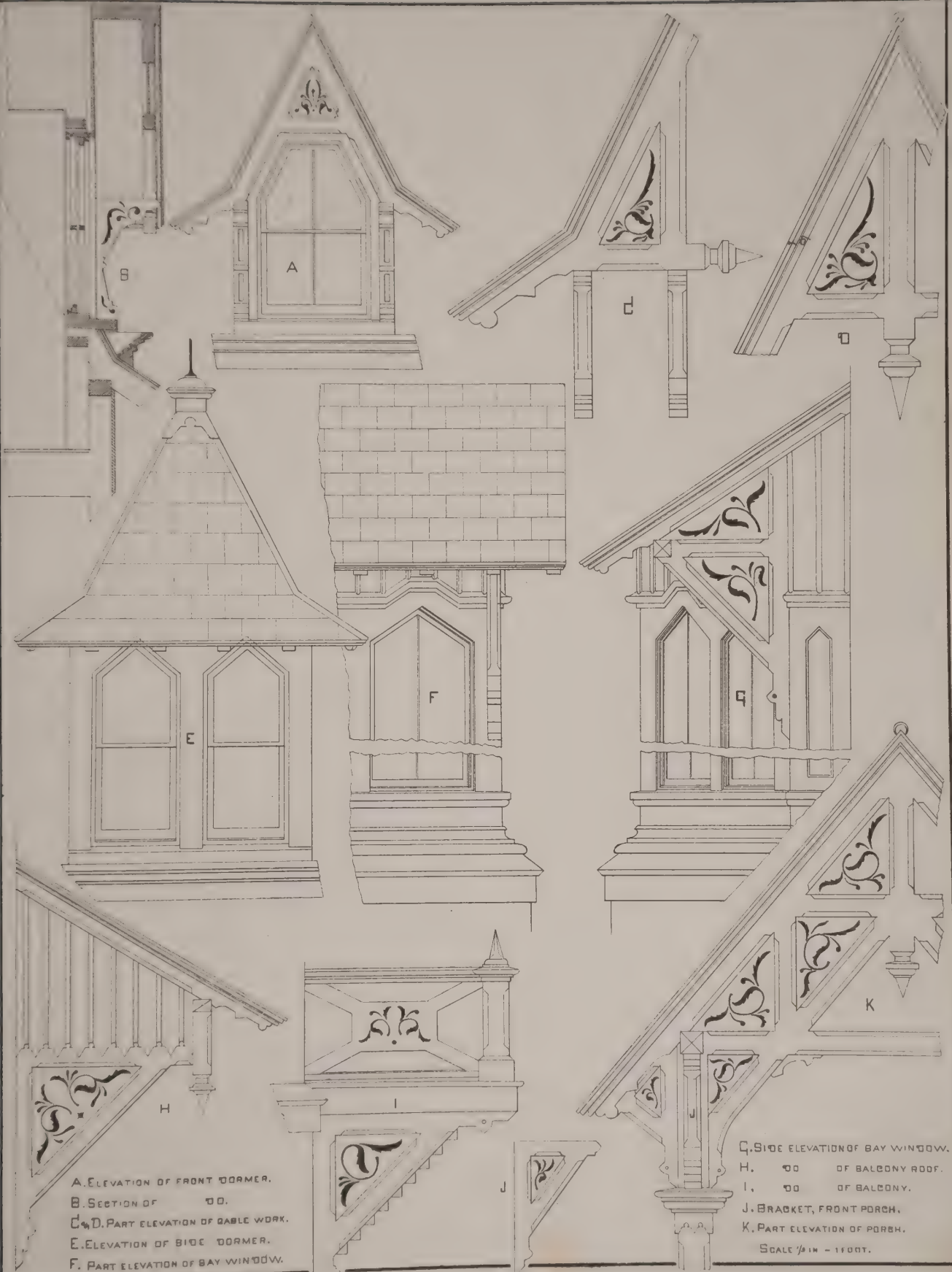


Scale 1/8 in. = 1 foot

FRONT ELEVATION.

J. Graham Glover, Archt.
Brooklyn, N.Y.





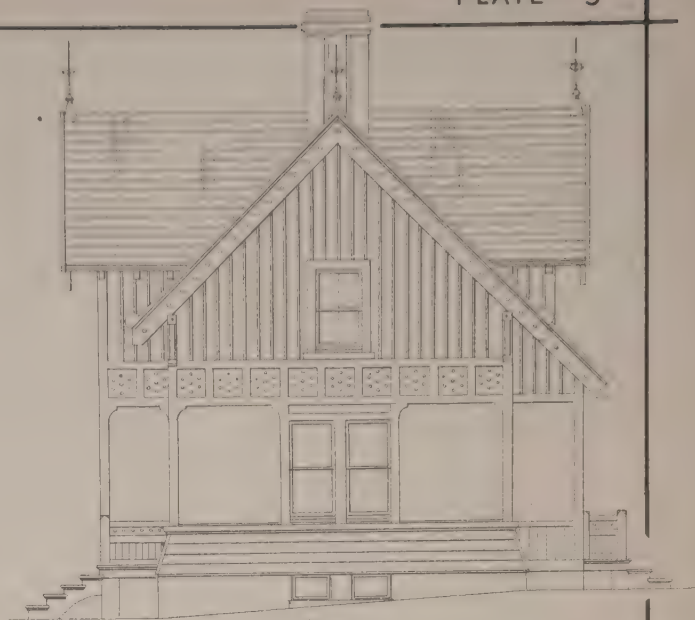
A. ELEVATION OF FRONT DORMER.
 B. SECTION OF ROOF.
 C. D. PART ELEVATION OF GABLE WORK.
 E. ELEVATION OF SIDE DORMER.
 F. PART ELEVATION OF BAY WINDOW.

G. SIDE ELEVATION OF BAY WINDOW.
 H. ROOF OF BALCONY.
 I. ROOF OF BALCONY.
 J. BRACKET, FRONT PORCH.
 K. PART ELEVATION OF PORCH.

SCALE 1/8" = 1 FOOT.



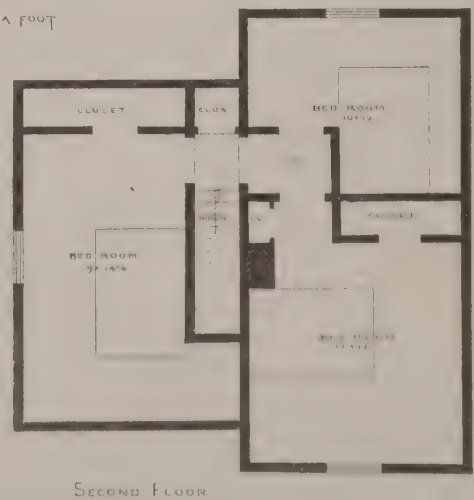
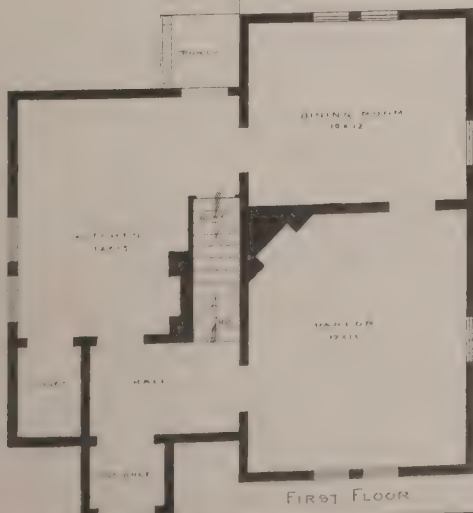
FRONT

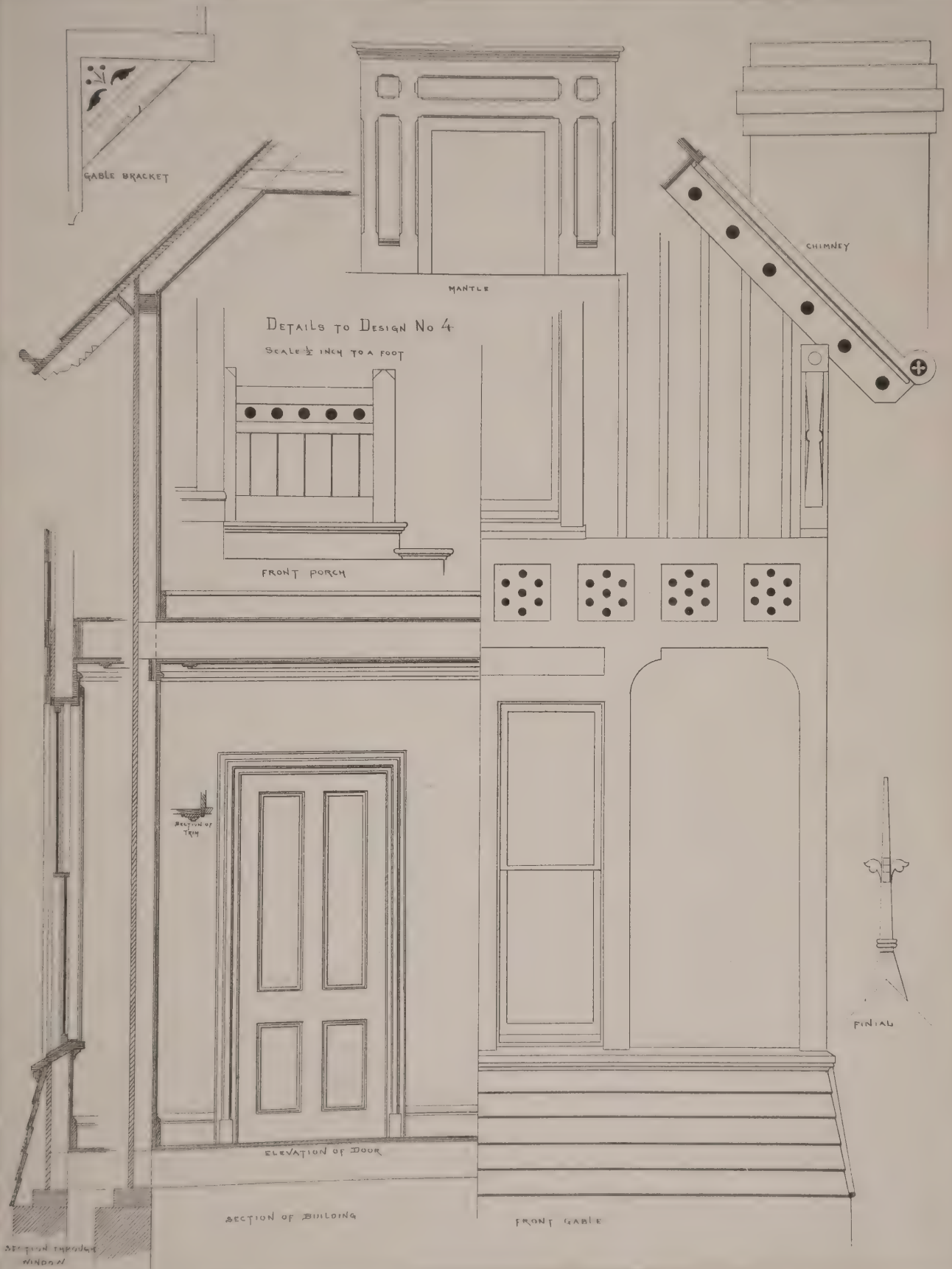


SIDE



SCALE $\frac{1}{8}$ INCH TO A FOOT





GABLE BRACKET

CHIMNEY

MANTLE

DETAILS TO DESIGN No 4
SCALE 1/2 INCH TO A FOOT

FRONT PORCH

SECTION OF
TYP

ELEVATION OF DOOR

SECTION OF BUILDING

FRONT GABLE

FINIAL

SECTION THROUGH
WINDOW



PERSPECTIVE VIEW
FOR
PLATE NO 8.

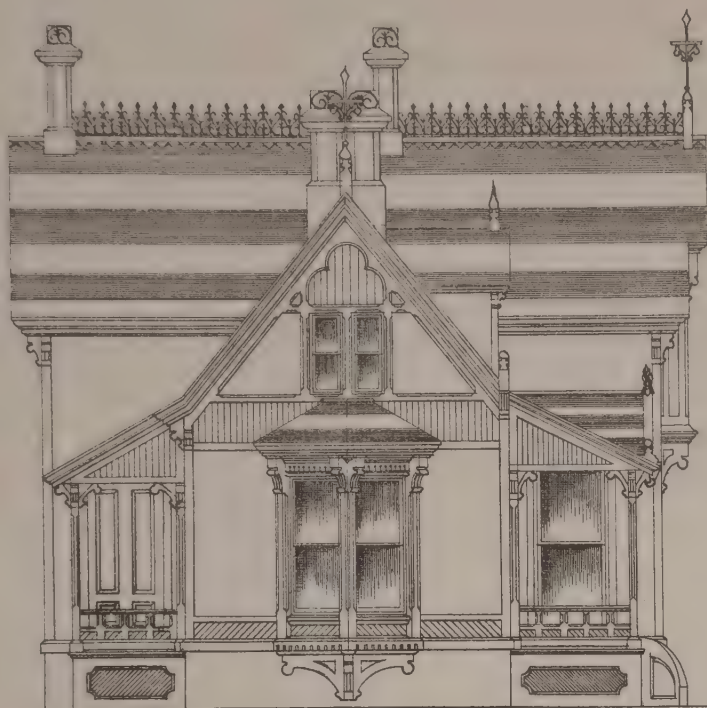


PERSPECTIVE VIEW
FOR
PLATE NO. 10.

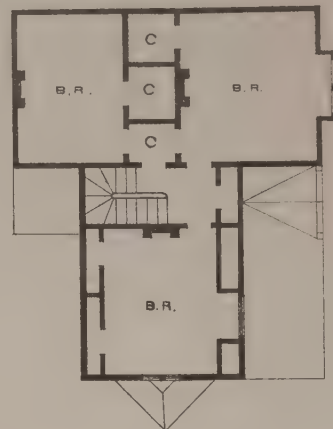
W. M. WOOLETT.
ARCHITECT.

PLATES 8, 9,

Show plans, elevations, and details of a small cottage villa now in course of erection in the central part of New York State. The foundations are brick, cellar under the whole house, finished throughout in pine wood; roof slate; built for winter as well as summer use; foundation walls hollow. Design shown on Plate 10 is constructed in same manner as above.



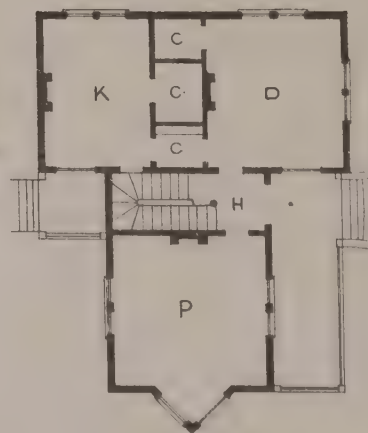
SIDE ELEVATION
 $\frac{1}{8}$ IN. SCALE



SECOND STORY
 $\frac{1}{16}$ IN. SCALE

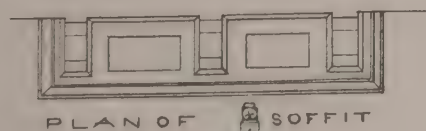
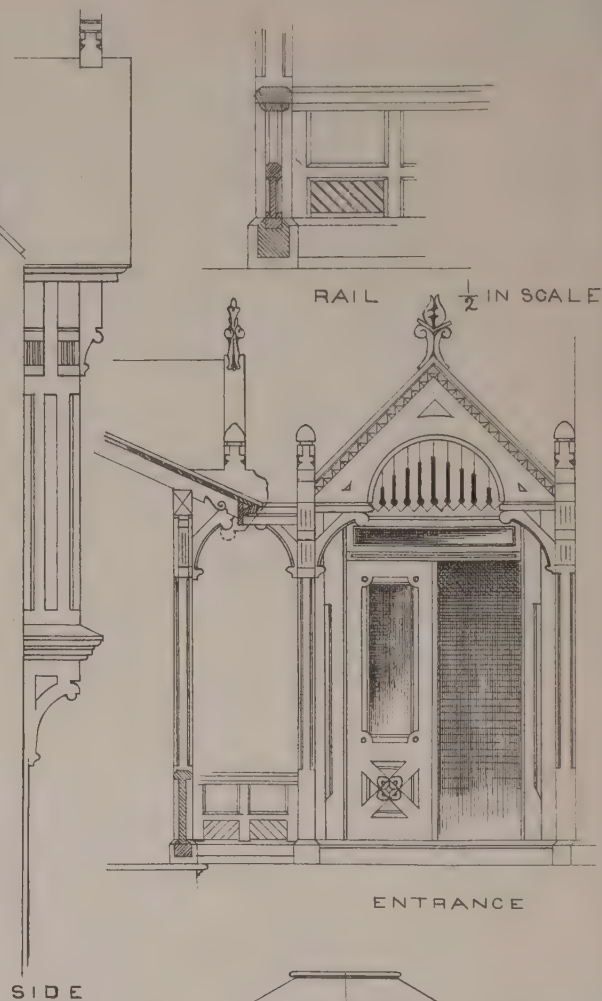
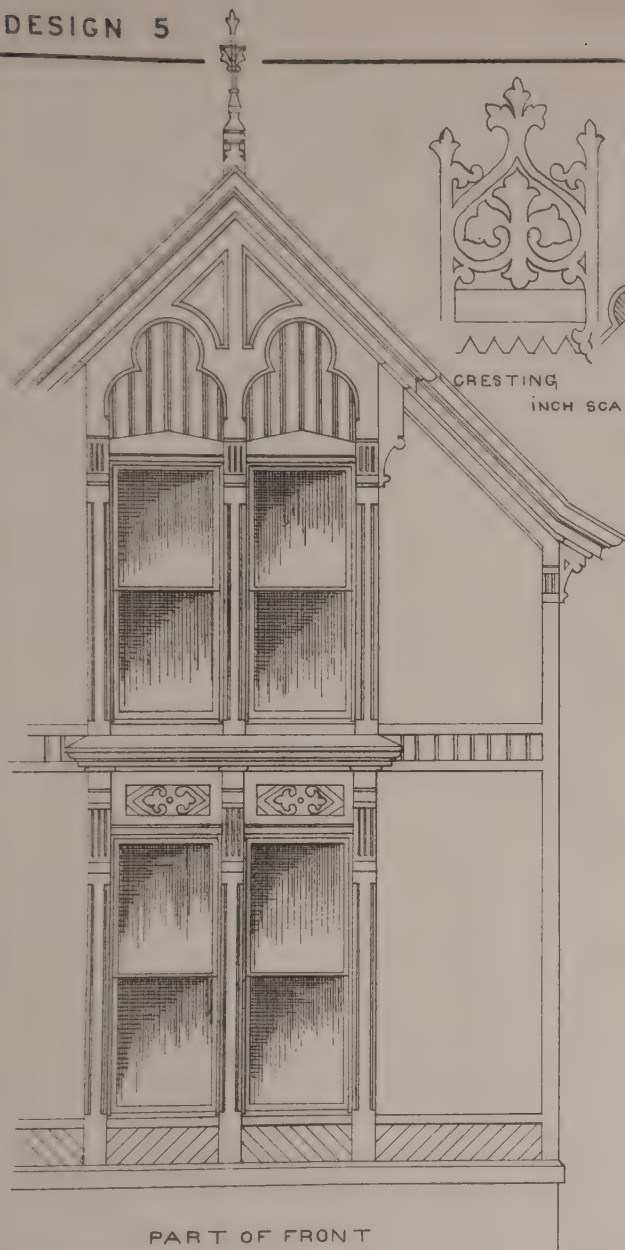


FRONT ELEVATION
 $\frac{1}{8}$ IN. SCALE



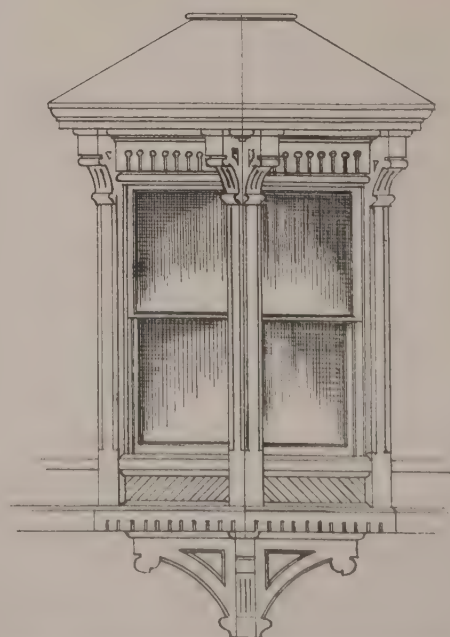
FIRST STORY.
 $\frac{1}{16}$ IN. SCALE.

W. M. WOOLLETT.
ARCHITECT. ALBANY, N. Y.



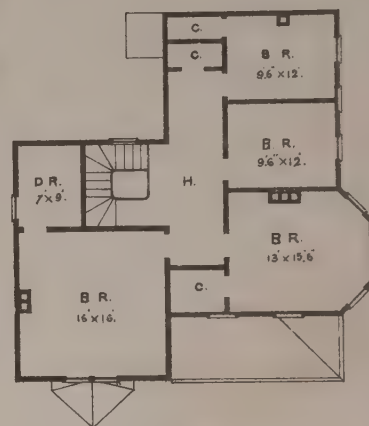
DETAIL OF DESIGN
NO 5 $\frac{1}{4}$ IN. SCALE
W.M. WOOLLETT

ARCHITECT
ALBANY,
N.Y.





SIDE ELEVATION.



SECOND STORY.



FRONT ELEVATION



FIRST STORY

$\frac{1}{8}$ IN. SCALE

$\frac{1}{16}$ IN. SCALE

W. M. WOOLLETT.
ARCHITECT. ALBANY. N.Y.

SPECIFICATIONS

Of Labor and Materials for Frame Cottage, shown on Plate 10.

WM. M. WOOLLETT, Architect,

55 N. Pearl Street, Albany, N. Y.

GENERAL PROVISIONS.

The contractor to give his personal superintendence to the work ; to furnish all transportation, labor, materials, apparatus, scaffolding and utensils needful for performing the work in best manner, according to accompanying plans and specifications.

All work and materials to be of the best description, unless otherwise specified.

No part of the work to be underlet, unless by consent.

The contractor to be responsible for each and every violation of public ordinances, caused by obstructing streets, sidewalks, etc., and shall hold the owner harmless for any damage or expense arising therefrom ; and at the completion of the work they shall remove all surplus earth, rubbish and other materials from the premises.

The carpenter and mason shall pay each one-third of the cost of insurance on the building during its erection, provided the proprietor sees fit to effect such insurance with "Builder's Risk" until the completion of the building, the proprietor paying one-third.

The carpenter shall not be allowed to prepare his work in the building without the written consent of the architect.

The expense of cleaning the building after completion shall be paid by the carpenter and mason.

DRAWINGS.

The contractors shall afford the architect all the required facilities—such as putting up of ladders and scaffolds, to enable him to inspect the work.

The drawings must be accurately followed according to their scale, and preference given to figured dimensions over scale. Detail drawings, full size, will be furnished. Any work constructed without such drawings must be removed, if required, and work replaced at contractor's expense. All the drawings to be returned to this office, and no drawing to be used elsewhere or copied.

DESCRIPTION

House size shown on plan (figured on drawings). Cellar, 6' 4" high in the clear ; first story, 10' 0" in the clear ; second story, 9' 0" in the clear. All divided, subdivided and built in exact accordance with plans and specifications.

MASON'S WORK.

EXCAVATION.

Excavate and remove from premises all soil, gravel, loose stone, etc., necessary for cellar, trenches, wall-piers, chimneys, cistern, drains, areas for cellar windows, cess-pool and all other work that may require such attention.

Remove from premises all trees and shrubbery, and at the conclusion of the work to be made broom clean ; also from time to time as may be required.

FILLING AND

GRADING.

Fill in around the walls as laid, grade up about the site as directed and replace the loam to a depth of 12", leaving even slope with not more than quarter pitch. The

SPECIFICATIONS—DESIGN 6.

steep slope of the bank to be solid. To be a single row of sods 12" wide around the house as a border, around driveway, area curbs, manhole, etc. The contractor will furnish the sods. Said sods not to be cut on the premises.

DRAIN. Drain of 6" glazed tile drain pipe, laid as, and where shown, to cesspool from front conductor pipe from waste of kitchen sink and overflow from cistern; also the same from remaining conductors to cistern; properly laid, with incline; jointed in cement; 6" running traps for drain from kitchen and for cistern overflow.

CESSPOOL. Circular on plan; sink it below grading 4' at crown; wall built up in brick as shown, laid dry and domed over in said manner as cistern, leaving manhole in top, with cast iron curb and top; ventilate cesspool with 4" drain tile, and leave the same standing 1' 6" above ground; dome laid in lime and cement mortar.

FOUNDATION Foundation wall, as shown, shall be laid up with best quality of hard burnt brick; no soft or slack burnt brick shall be used. Outside walls carried down 1' 4" below the cellar floor and 3' 0" below ground at area ways; said walls to stand on a footing of flat stone 8' deep and 2' 0" wide, well bedded. Walls, where shown, built with 4' hollow space above surface of ground and well tied together every fifth course, well slushed in with mortar in the interior of walls, and neatly pointed and joints struck flush on the outside above surface, and where exposed in cellar, etc.; properly leveled to form seat of sill, and three courses solid above 4" hollow space.

Build piers for piazza as shown, starting 3' 0" below ground, on base stone 2' 0" square, capped with flat stone 4" thick, same size as pier.

Build pier in cellar 1' 4"×1' 4" on flat stone 2' 0"×2' 0"×8", with flat bond stone, and cap, each 4" thick.

CHIMNEYS. Built as shown, with proper foundations, etc., complete. Shall be well parged on the inside; furnished with proper stove collars and covers to each flue, and carried out above roof and capped with terra cotta chimney caps of the size and design shown. Angles of brick cut so as to bring base of brick to fit the same, and the same where exposed properly flashed with lead. Proper mantel bars for fire-places, and chimney arches turned in parlor and dining room. Pave the fire-places in a neat manner back of chimney hearth-stone with pressed brick.

MORTAR. The mortar for this work shall be of the best Sing Sing lime, with clean, sharp sand, and a suitable quantity of fresh ground Rosendale cement.

BLUE STONE. Blue stone sills for cellar windows, 4" thick; blue stone slip sill for cellar door, 6" thick; lintels for door and windows, 4" thick and 8" high. Form curbing of 3" blue stone 1' below bottom of area up to surface of ground on three sides of area at cellar door.

RAIN WATER CISTERN. Rain water cistern as shown of hard brick and cement; the wall to be 8" thick, circular on plan and 8' deep; crown to be 2' below surface; put two courses of paving brick on the bottom. Plastered with cement outside and in, and made and warranted tight for water. Cistern to be arched or domed over, with circular opening at the top, with iron well-curb and cover; the curb to be 6" above ground. Provide filter to suit architect. Cut in the same in proper manner for tile pipe from conductors, for plumber's supply pipe and for overflow in cesspool.

LATHING. Lath between studs, on all exterior lines from sill to plate, on fillets provided by carpenter for back lathing; lath all parts of the improvement in first and second stories; narrow laths selected and used for ceilings, soffits of stairs, etc. All lathing to be made of best sawed spruce, put on with five nailings; joints properly broken.

PLASTERING. Plaster between studs on lath on all exterior lines one good coat of lime and hair mortar. All walls and ceilings to have two good coats of lime and hair mortar, and finished with a third coat of hard finish. Arches, where shown, with rule joints on angles, and neat corbel trusses under same. The lime used to be of the best Sing Sing.

DEAFENING. Cover platforms between timbers put in by carpenter with 1" of good, tough hair mortar for all floors.

PAVING. Pave cellar and all areas with best quality of paving brick on 4" of black sand, the interstices well run in with liquid cement.

MANTELS. Furnish and set two green slate mantels in parlor and dining-room, with proper

SPECIFICATIONS—DESIGN 6.

black slate hearth-stones. Estimate the cost of mantels with hearth-stones, without cost of setting, at thirty-five dollars each; said mantels to be selected by the owner.

CARPENTER'S WORK.

FRAME.	Frame to be what is known as Balloon Frame.
TIMBER.	Sill to be of white pine, halved together at angles, 8"×10". Studs, 2"×4", 12" from centers; hemlock; to be double at doors, windows and angles; also, well braced each way from angles. Floor joists, 2"×12", 12" from centers, gained into sill and to be spruce. Plates, two, 2"×4", spiked together. Rafters, 2"×7" for pitch, crowed on to plate, to be of spruce; also, rafters 2"×8" for deck, spruce; bearing beam, 8"×10", pine. Collar, 1½"×6" for each set of rafters; these form ceiling joists of second story; all well spiked together in the best possible manner. All trimmers and trimmed beams to have 1" added to their thickness.
ROUGH BOARDING.	Cover outside throughout, including roof, with hemlock boards, put on with "eight-penny" nails, gang sawed and laid edge to edge, well spiked to every stud and rafter, so as to tie the same in a first class manner; this includes roofs of piazza, bay and porch.
CLAPBOARDS.	Cover all sides with clear fine clap-boards, put on with six-penny nails, planed and rabbeted, with not less than 1¼" lap; no sappy or imperfect boards to be used.
CORNER BOARDS.	White pine 6" wide, with molded brackets at the top of same under cornice, as shown.
CASINGS.	Outside door and window casings, as shown, plain, with lip on same.
BLINDS.	Put blinds on all the windows 1½" thick, rolling slats, rabbeted and beaded style; blinds to be hung with wrought iron hinges, suitable fastenings, etc.
PIAZZA.	Timber. Sills, 4"×8", pine, with 2"×4" cleats nailed on, upon brick piers. Joists, 2"×7", 12" from centers, of spruce. Rafters, 2"×6", 12" from centers, of spruce. Plate, 4"×10", edgewise. Posts hollow, glued up of 1½" stuff, with chamfered stops; rail and diagonals below, as shown; ceil the under side of the roof with ¾" battens 3" wide, matched and beaded with neat 2" bead in angle, all to be of clear pine; the floor to be of matched Georgia pine battens 3" wide and 1½" thick, with slight pitch outward; proper nosings wrought on the face of same; also, steps from the same, as shown; the risers to be 1½" of pine; the threads to be of Georgia pine 1½" thick, with molded returned nosings. Form panels on sides of steps. Panels of lattice work, as shown, formed under front and side of piazza below floor. Cornice, with gutter, formed in same, all as per details. secured to 1½" rough brackets, well spiked to rafters.
STOOP.	Stoop in the rear to be set on 6" cedar posts, to be sunk 3' below surface of ground; the floors and the steps are to be the same as for front piazza, panels on the sides, with moldings planted in the same.
CORNICE.	Cornice formed, as shown, on 1½" rough plank brackets spiked on to rafters at plate; gutter formed in the same and so lined as to shed water to points indicated upon plan. Gable stuffs, scroll work, brackets, etc., as shown on elevations. Iron cresting and finials as shown, all properly secured, etc., as per working drawings.

INSIDE WORK.

GROUNDS.	Provide and put up all necessary grounds for mason to skreed plaster to; ground to be ⅞" thick.
FUR.	Fur soffits of stairs, with inch strips, 12" on centers; fur arches where shown and as shown.
CENTERS.	Centers shall be provided for trimmer arches.

SPECIFICATIONS—DESIGN 6.

CUT IN.	Cut in gang sawed hemlock boards between floor timbers on all floors, laid on fillets spiked to joist 4" from top, to form seat for deafening (to be put in by the mason).
BRIDGING.	Put in one row of bridging, double cross, in each length over 10', cut in with 1"×3" and well nailed.
FLOORS.	Not to exceed 5" in width ; pine, matched, well laid, nailed, joints broke, smoothed off and made ready and complete. Kitchen, kitchen pantry and back entry floors to be of Georgia pine battens, laid in best manner, 3" wide and $\frac{3}{8}$ " thick, all blind nailed.
WAINSCOT- TING.	Kitchen walls to be wainscotted 3' high with beaded battens 3" wide, matched, and with neat capping ; to be of pine, clear.
STAIRS.	Stairs as shown, 1" risers and $1\frac{1}{4}$ " treads, with returned molded nosings ; to be supported on three spruce carriages, 4"×8", and well rough bracketed ; with wall string, string, cylinder and apron boards, complete ; steps to be housed into wall string ; the newel to be 7"×7" of molded turned walnut ; the rail to be $2\frac{1}{2}$ "× $2\frac{1}{2}$ ", molded and of walnut ; balusters to be of turned molded walnut, $2\frac{1}{4}$ "× $2\frac{1}{4}$ " ; wrought molding under string. All complete and satisfactory to the architect.
STAIRS TO CELLAR.	Stairs to cellar to be the same as above, with chestnut rail 2"×3 $\frac{1}{2}$ ", and chestnut turned 2"×2" balusters on each.
CASINGS AND BASE.	Casings and base all as per details and of clear, seasoned pine.
WINDOWS.	Frames and sash complete for all windows ; hung with best hemp cords, iron weights and 2" axle pulleys ; sash to be of seasoned white pine, $1\frac{1}{2}$ " thick. Proper black Japan fastenings for all windows. Windows in parlor, dining and sitting-room to have paneled backs, other windows to have molded stool pieces ; cellar windows to be of 2" plank frames and sash, $1\frac{1}{2}$ " thick. Inside batten shutters to cellar windows hung with loose jointed butts, and to have inside barrel bolts ; sash hung with inside bolt and loose jointed butts.
DOORS.	Doors throughout to be of $1\frac{1}{2}$ ", six panels, three wide, with ogee on framing ; hung with loose jointed butts ; black enamel plated tips, black enamel furniture and brown mineral knobs ; to have mortise cottage locks, except those showing in the parlor, dining and sitting-rooms and lower hall ; these exceptions to have white mineral knobs and silver-plated furniture. Put hard wood thresholds at all the doors.
FRONT DOORS	Front doors, as shown, $2\frac{1}{4}$ " thick, molded panels with raised panels within, astragal on the outside, with bull's eye lights in the top ; doors hung with loose jointed black enamel butts, with plated tips, and a heavy mortise lock ; white mineral knobs and silver-plated furniture, plated top and bottom bolts, and proper night-latch and keys. Rear outside door 2" thick, four panels, two wide, with ogee on framing, mortise lock, loose jointed butts and inside barrel bolts.
SHELVING.	Put white pine shelving in kitchen closet, and in closet in second story. Provide and put up 40' of chestnut hook racks, with black Japan hooks every 6", in such places as may be designated.
CELLAR DOOR AND STEPS.	Cellar door formed of $1\frac{1}{2}$ " plank frame, with 3" battens $\frac{3}{8}$ " thick, hung with wrought iron hinges and fastened on the inside with a chestnut bar, $1\frac{1}{2}$ "×5", with proper supporting irons on both ends.
	Steps to cellar door formed between the blue stone curb ; these shall be on 2" plank strings, and of $1\frac{1}{2}$ " Georgia pine treads, with molded face.
BAY WINDOW.	Bay window formed as shown, resting upon corbel brackets, well built into the wall.

MISCELLANEOUS WORK.

GLAZING.	Furnish labor and material, and set all required glass throughout the house in the best manner ; the glass to be first quality double thick French cylinder. All imperfect or improper glass to be removed and perfect placed in by the contractor. The sash to be primed before being glazed.
PAINTING.	The painting shall be done with the best English lead and linseed oil in three coat work for all inside and outside work ; the outside to have two light tints to suit the

SPECIFICATIONS—DESIGN 6.

architect; sash, Indian red; piazza and porch floor, lead color; ceiling, pea green; front door, grained walnut and two coats of varnish; brick work not to be painted; tin roof, two coats of brown mineral paint; iron finials, black. All the inside work painted in three coats, plain tints, to suit the architect; the hard wood, including floor and thresholds, to have two coats of oil; the sink to have bronze green paint.

TINNING. Cover the deck, roof of piazza, roof, bay, etc., etc., with the best quality of roofing tin in use, well soldered and warranted tight for one year; line the gutters with tin in the same manner; supply conductors where shown on plan by red circles; to be 3", well soldered and well made, and of No. 24 galvanized iron, secured in the usual manner with irons.

SLATING. The pitch of all roofs covered with the best purple Vermont slate, 8"×16", in two thicknesses, with tip and butt capping of 3"; to be put on with galvanized iron nails, two to each slate, and warranted for one year; to be laid with two bands, two courses each of unfading green. All slate uncut. Line all roofs with cane fibre felt before slate are put on, to be carefully stretched and tacked. Valleys, hips, ridges, etc., flashed with heavy zinc; flash the chimneys with zinc and secure with slaters' cement.

PLUMBING. Supply sink of cast iron, on iron legs, 18"×36", and iron lever handle suction pump to suit, and proper $\frac{3}{4}$ " lead supply from cistern; cistern supply to extend into filter. Rose in sink and $1\frac{1}{2}$ " lead waste into drain, properly tapped.

BELL. Provide and hang in kitchen a 6" gong, with white mineral and silver-plated bell-pull at side of front door, with proper wire connections in tin tubes.

PLATE 11.

Illustrates the plans and front elevation of a working-man's cottage, erected for Mr. John Allen, on a farm estate at West Meriden, Conn. It is found to be well adapted to the purposes for which it was built. It is designed for two families, all rooms being entirely separate except hall and kitchen.

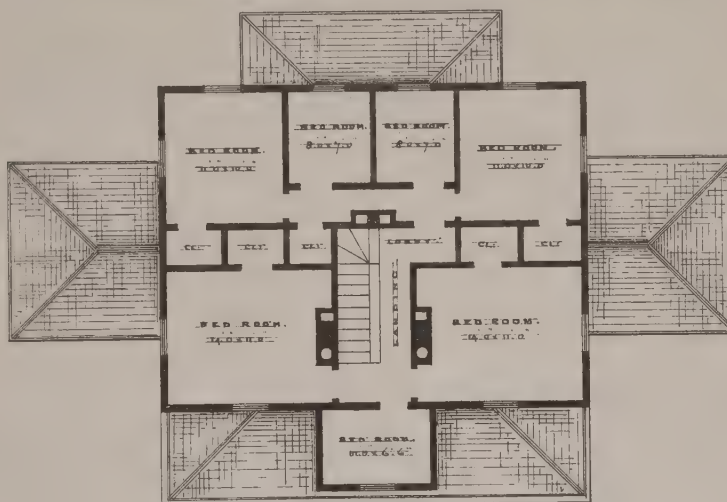
A DOUBLE ENTRY.

FOR WORKING MEN.

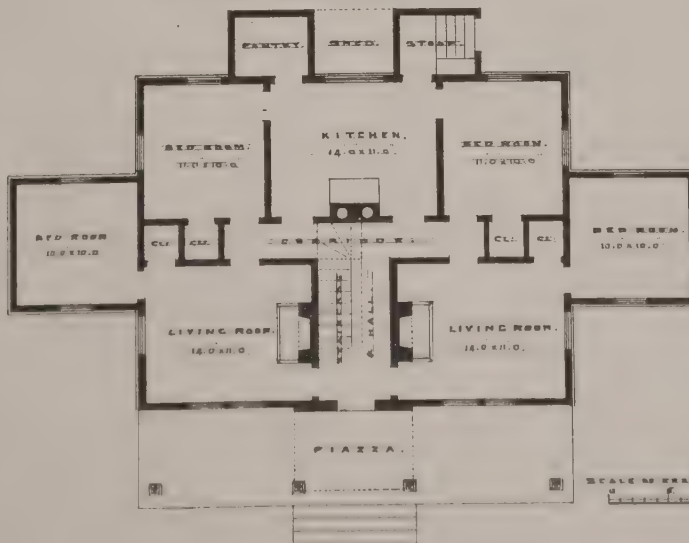
AT MERIDEN, CONN.



FRONT ELEVATION



PLAN OF CHAMBER FLOOR



PLAN OF FIRST FLOOR

SCALE AS SHOWN.
0 5 10 15 20 25 30

J. WEST MOULD.
ARCHT.

PLATE 12.

Design No. 8 is an illustration of a cottage which is suited for a party of quite limited means; but of refined tastes; or would make a tasteful gate-lodge or a gardener's cottage.

The style of architecture is a rural domestic gothic. The accommodations will be readily understood from the plans. If built on a side-hill, where a room above ground, opening towards the sun, could be obtained, and with the cellar in the rear, a very compact and roomy little house would be the result.

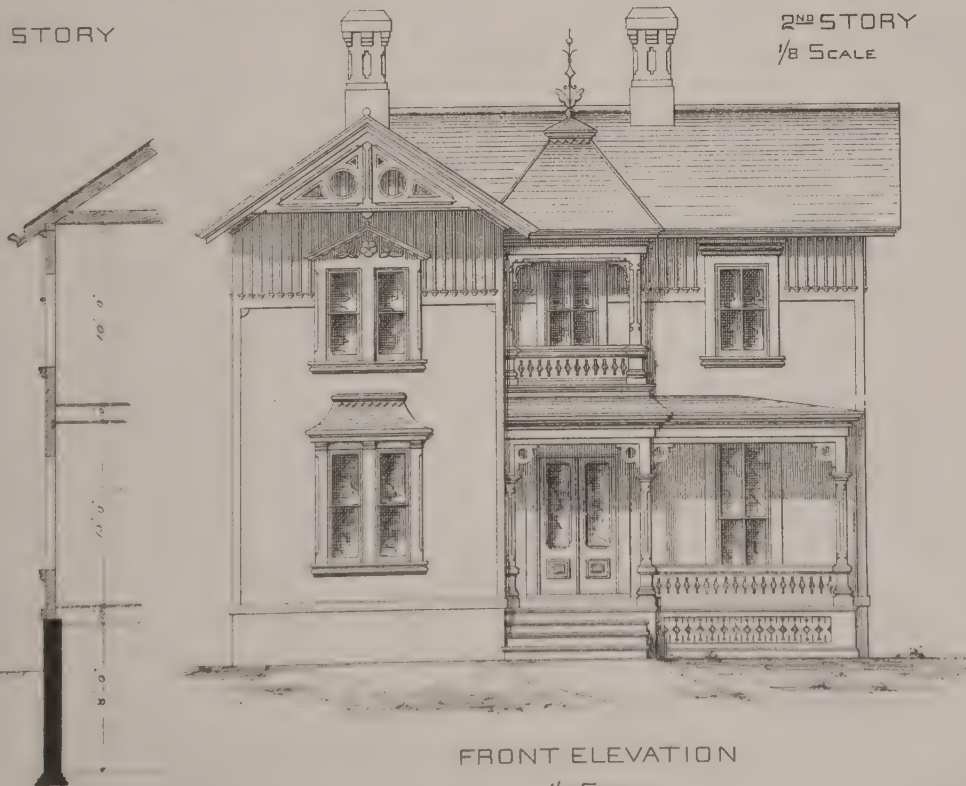
Design No. 9 shows a small cottage, with ample accommodations, which will be noticed by referring to Plate. The entire cost of the house, in any location, would be comparatively small.

The style of the roof has greater merits and more economy of inside room than the universal "Mansard," so called, which is now on the decline in the vicinity of New York.



1ST STORY

2ND STORY
1/8 SCALE

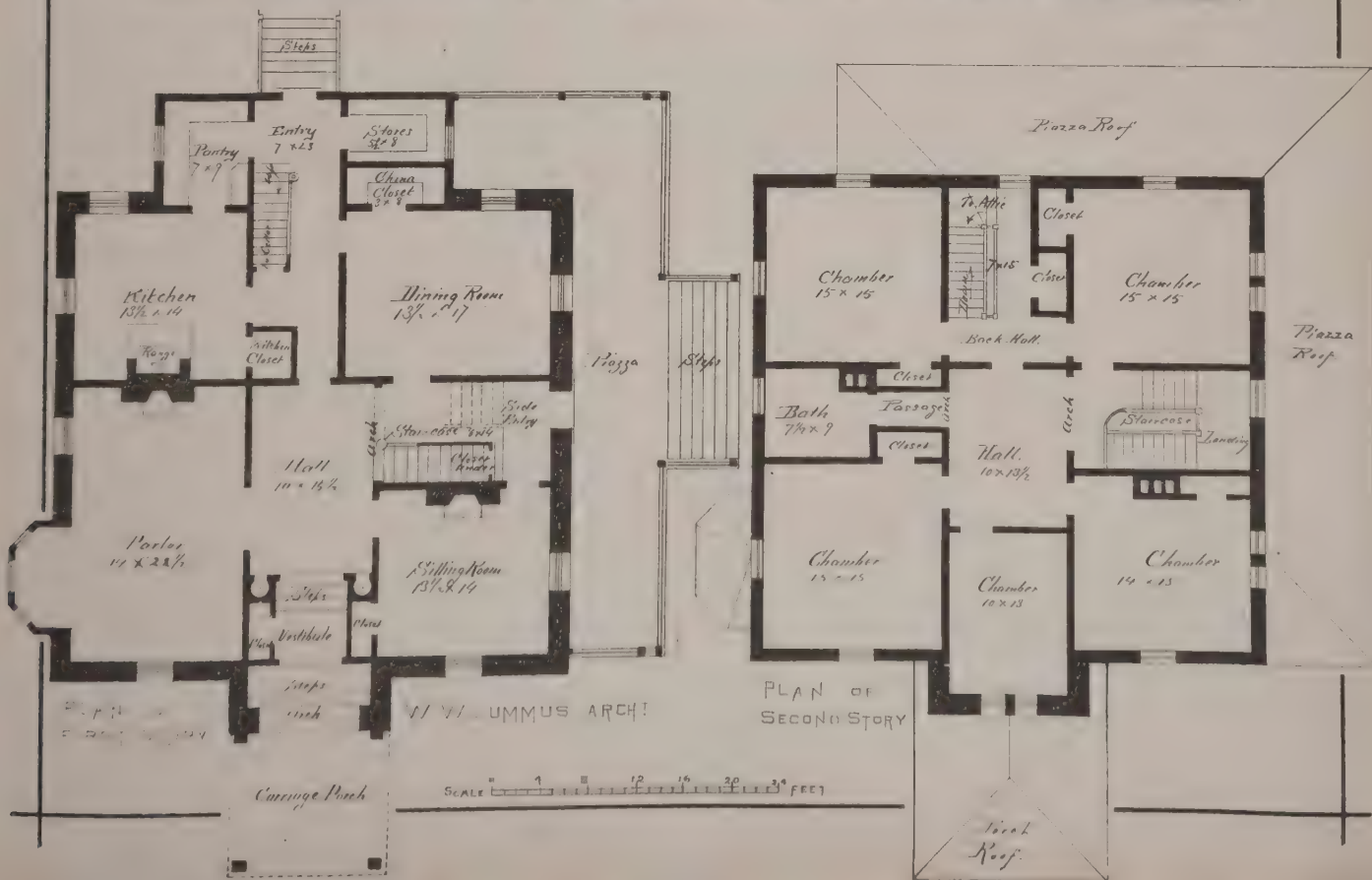


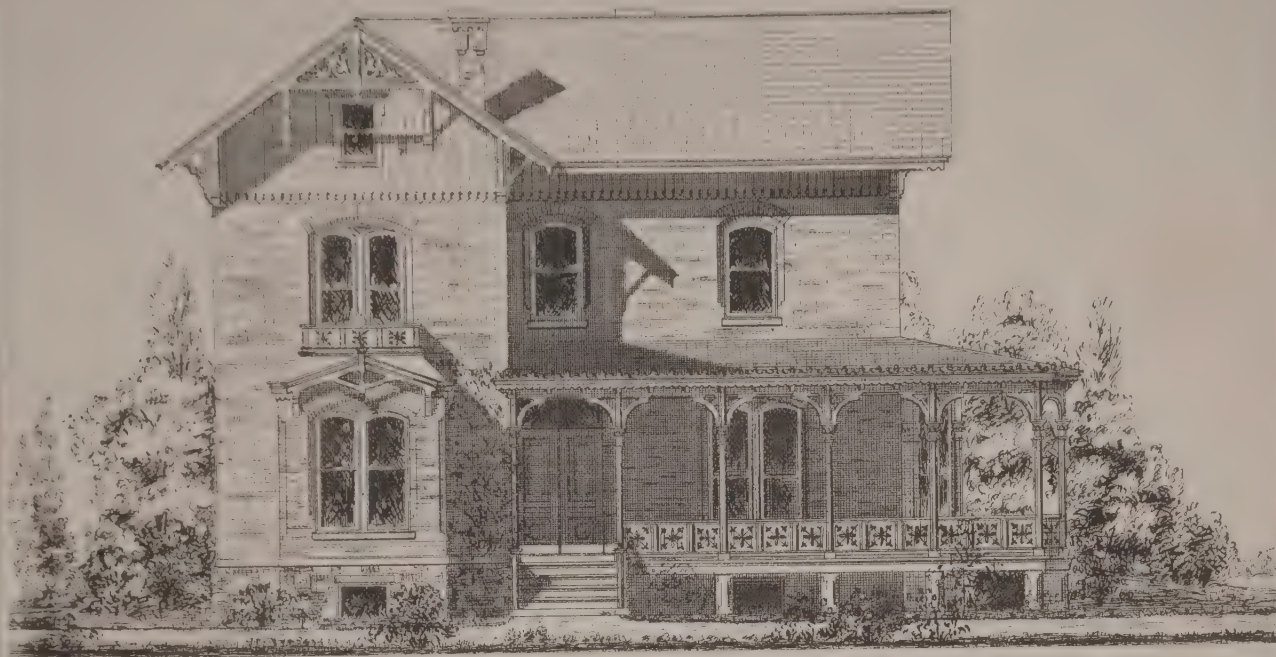
FRONT ELEVATION

1/8 SCALE

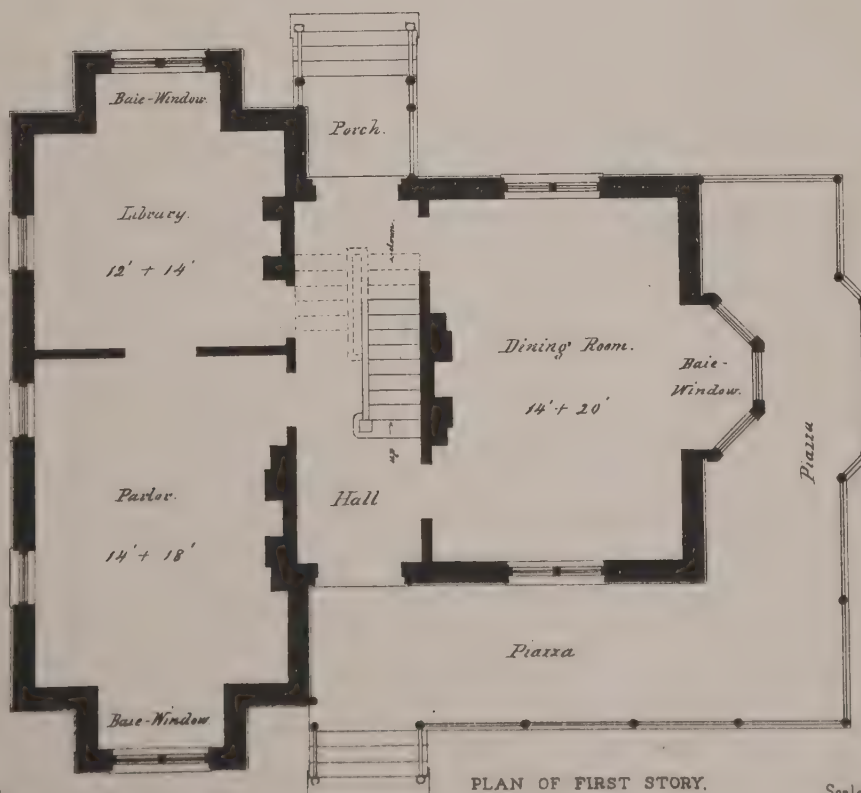
SECTION

GEORGE E. POTTER, ARCHITECT.
SPRINGFIELD MASS





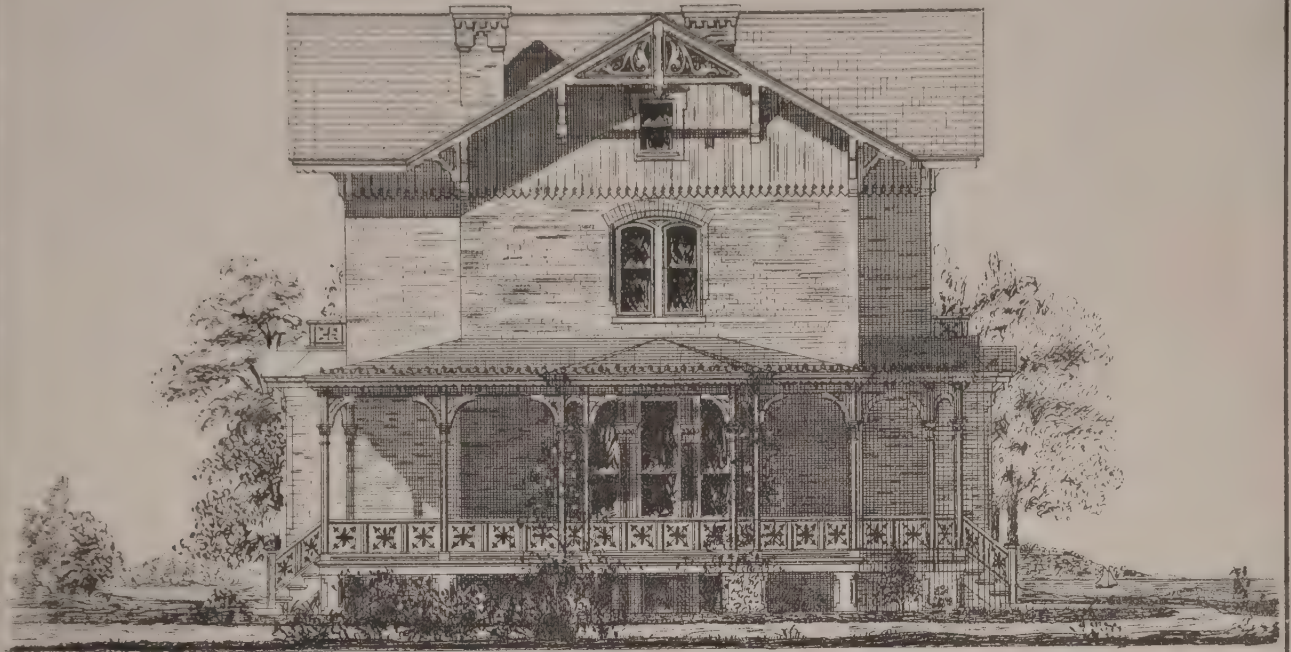
FRONT ELEVATION.



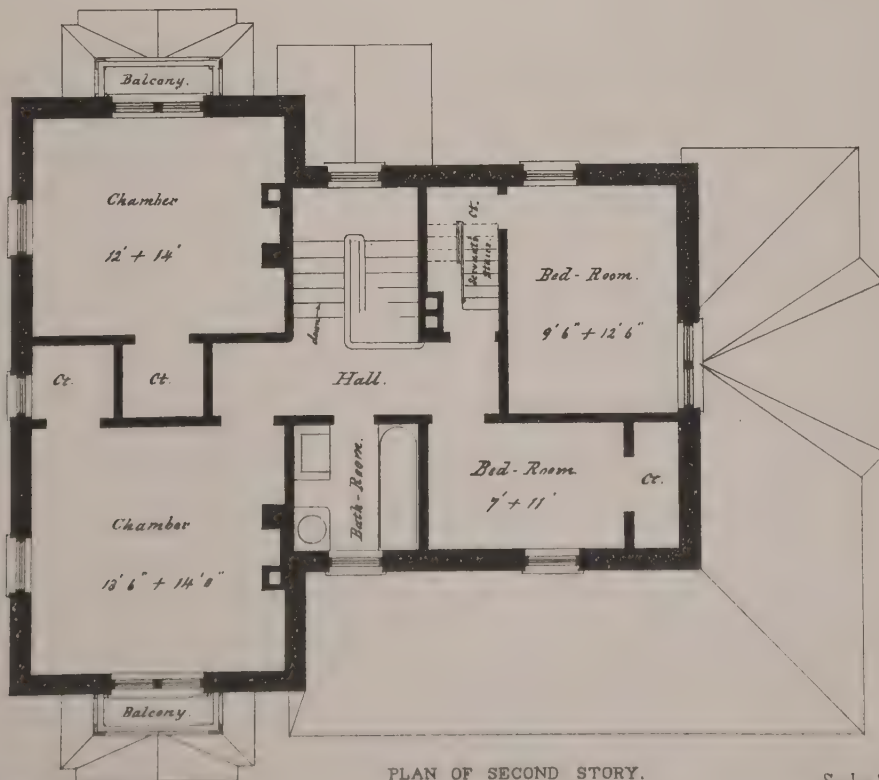
H.J. Hardenbergh,
Arch't.

PLAN OF FIRST STORY.

Scale: $\frac{1}{8}$ Inch = 1 Foot.



SIDE ELEVATION .



PLAN OF SECOND STORY.

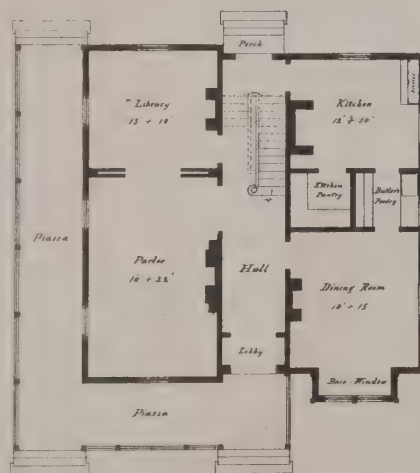
H.J. Hardenbergh,
Arch't

Scale: 1/8 Inch = 1 Foot.

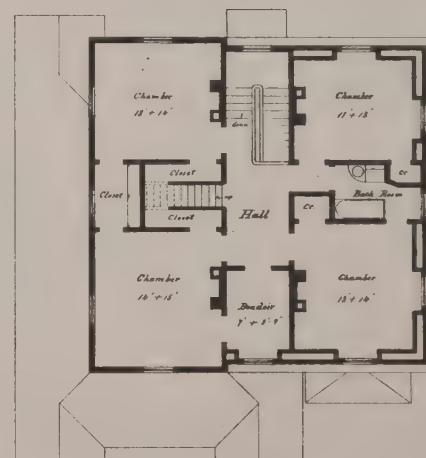


FRONT ELEVATION.

SIDE ELEVATION.



PLAN OF FIRST STORY.



PLAN OF SECOND STORY.

H. J. HARDENBERGH, ARCHITECT.

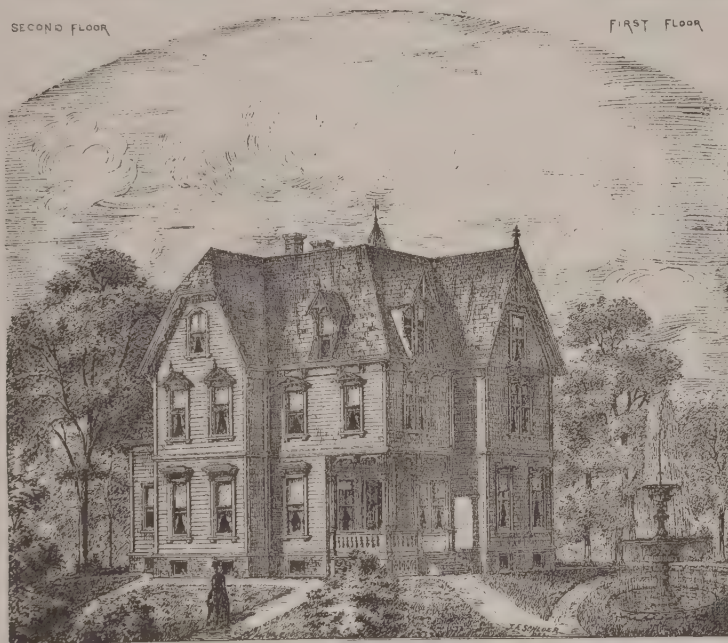
SCALE 1/8 INCH TO THE FOOT.



SECOND FLOOR



FIRST FLOOR



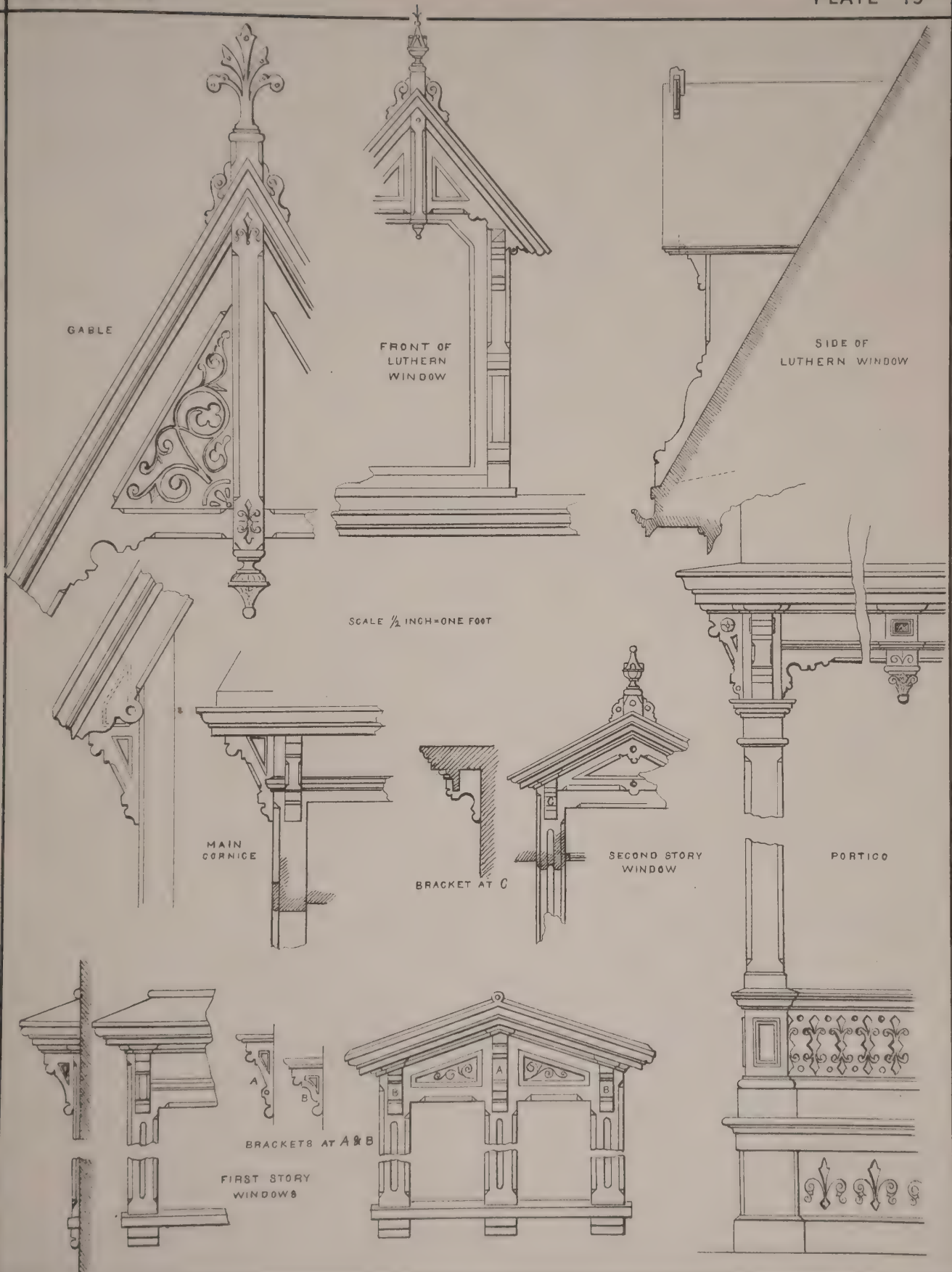
SIDE ELEVATION



FRONT ELEVATION

SCALE 1/4" = 1' 0"

L. UNDERWOOD
ARCHITECT
BOSTON, MASS.





Perspective View



First Floor Plan

Second Floor Plan

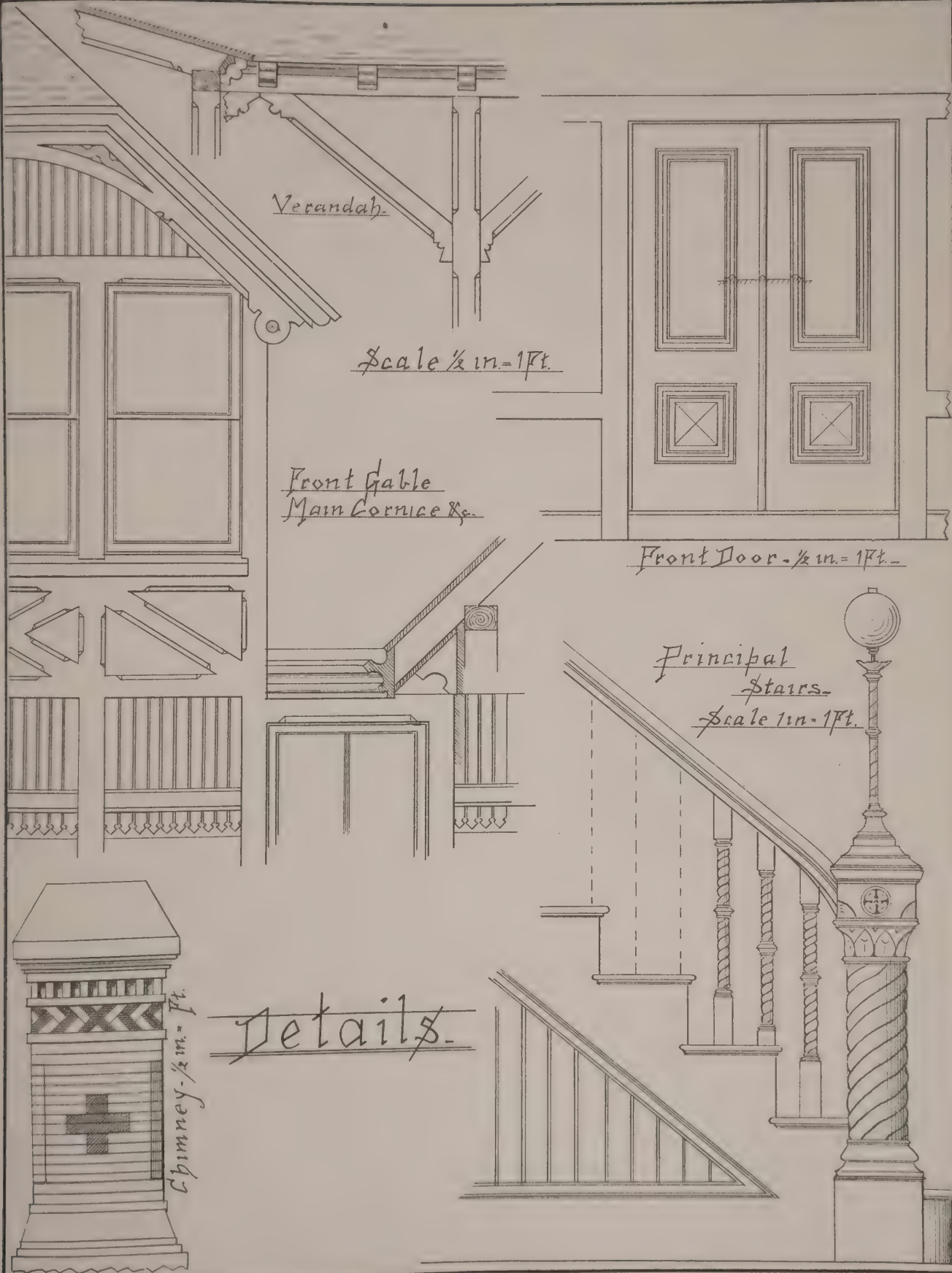


Side Elevation

Design for Country House

Scale 0 2 4 6 8 10 12 14 16 18 20 feet

*J.A. Mitchell - Arch't
Boston*

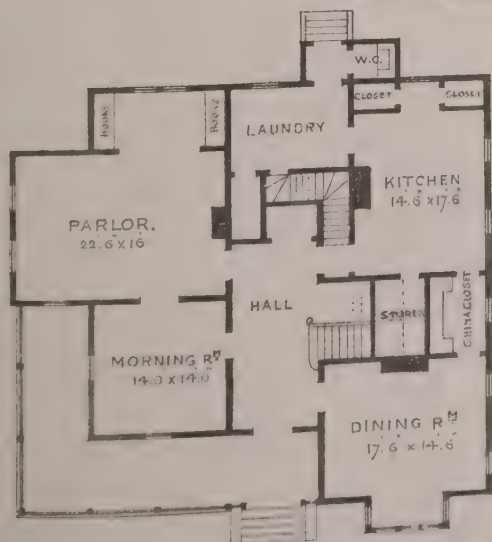




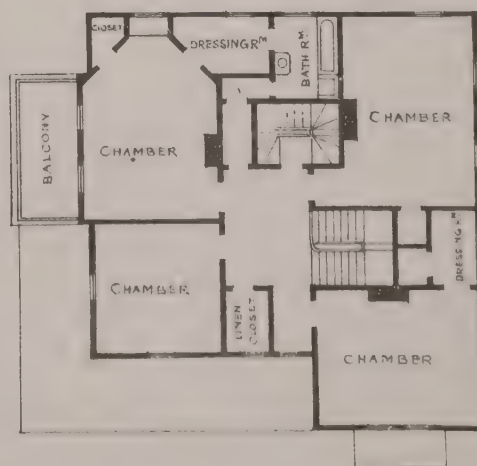
FRONT: ELEVATION.



SIDE: ELEVATION



GROUND: PLAN.



SECOND: FLOOR: PLAN:



FRONT ELEVATION



SIDE ELEVATION

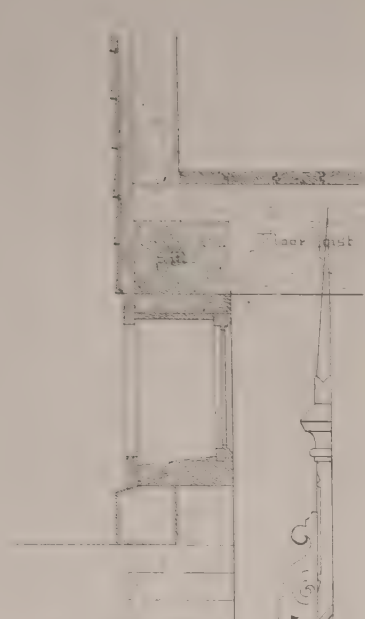


— PERSPECTIVE VIEW —

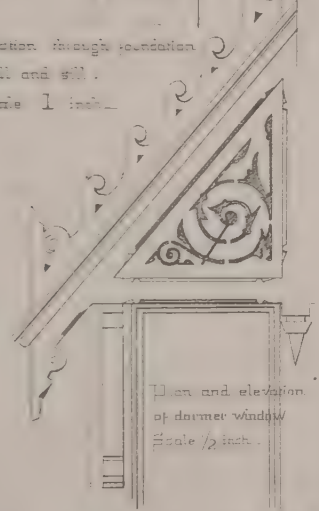


SCALE 1/8" = 1' 0"

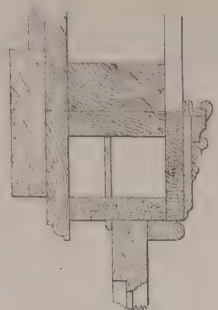
JAMUEL ELWAN ARCHITECT
Philadelphia Pa



Section through foundation wall and sill.
Scale 1 inch.



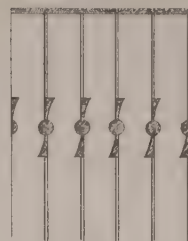
Plan and elevation of dormer window.
Scale 1/2 inch.



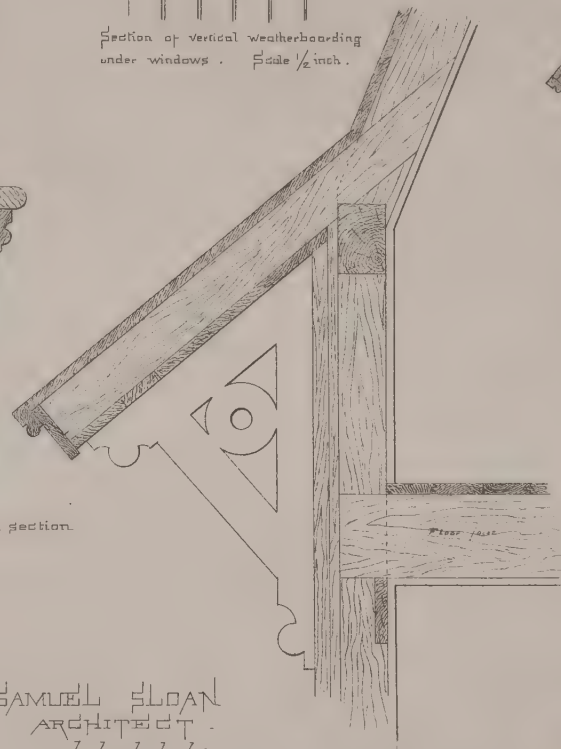
Horizontal and vertical section of window frames.
Scale 2 inches.



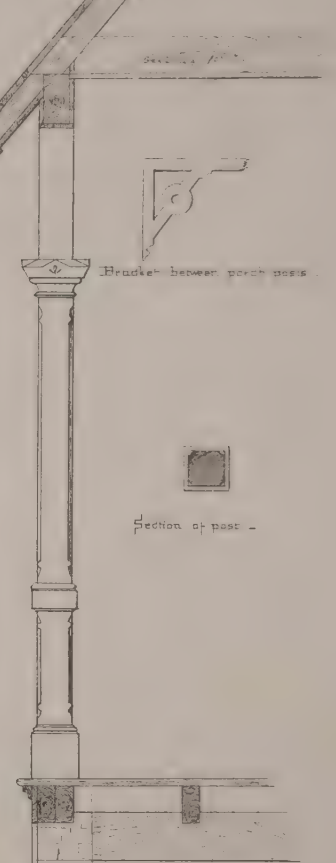
Side view of bracket.



Section of vertical weatherboarding under windows.
Scale 1/2 inch.



Section of roof.
Scale 1 inch.



Section of porch.
Scale 1/2 inch.

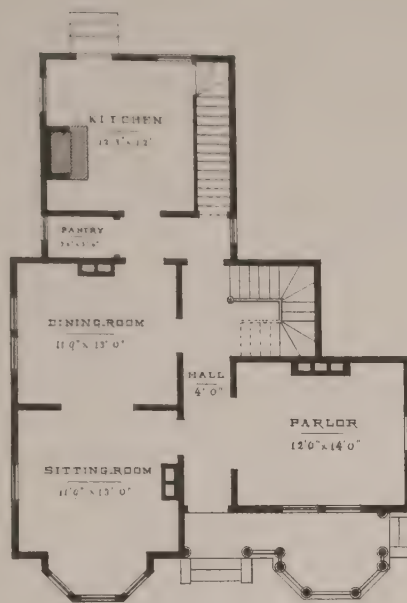
Bracket between porch posts.

Section of post.

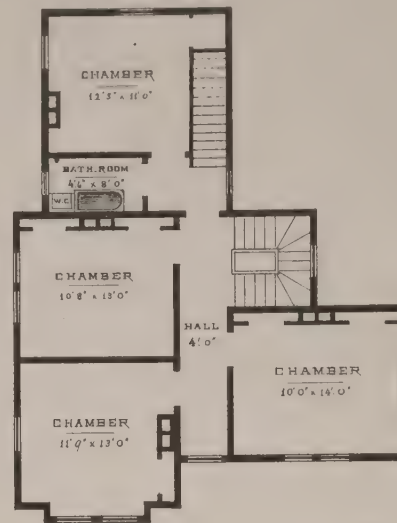
SAMUEL SLOAN
ARCHITECT.
Philadelphia Pa.



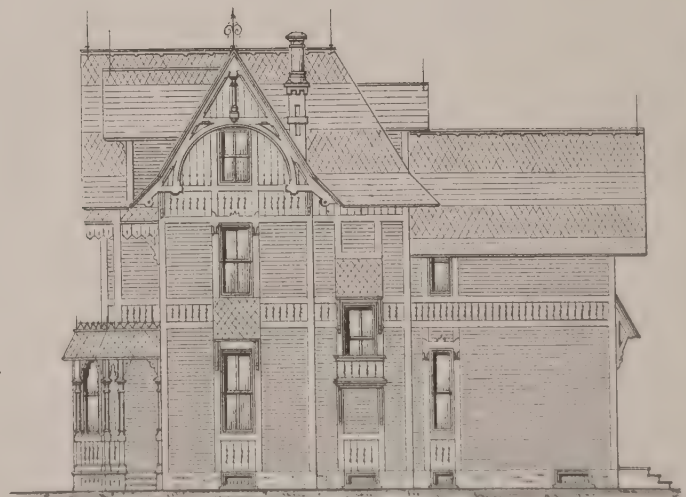
— PERSPECTIVE VIEW —



— FIRST FLOOR —

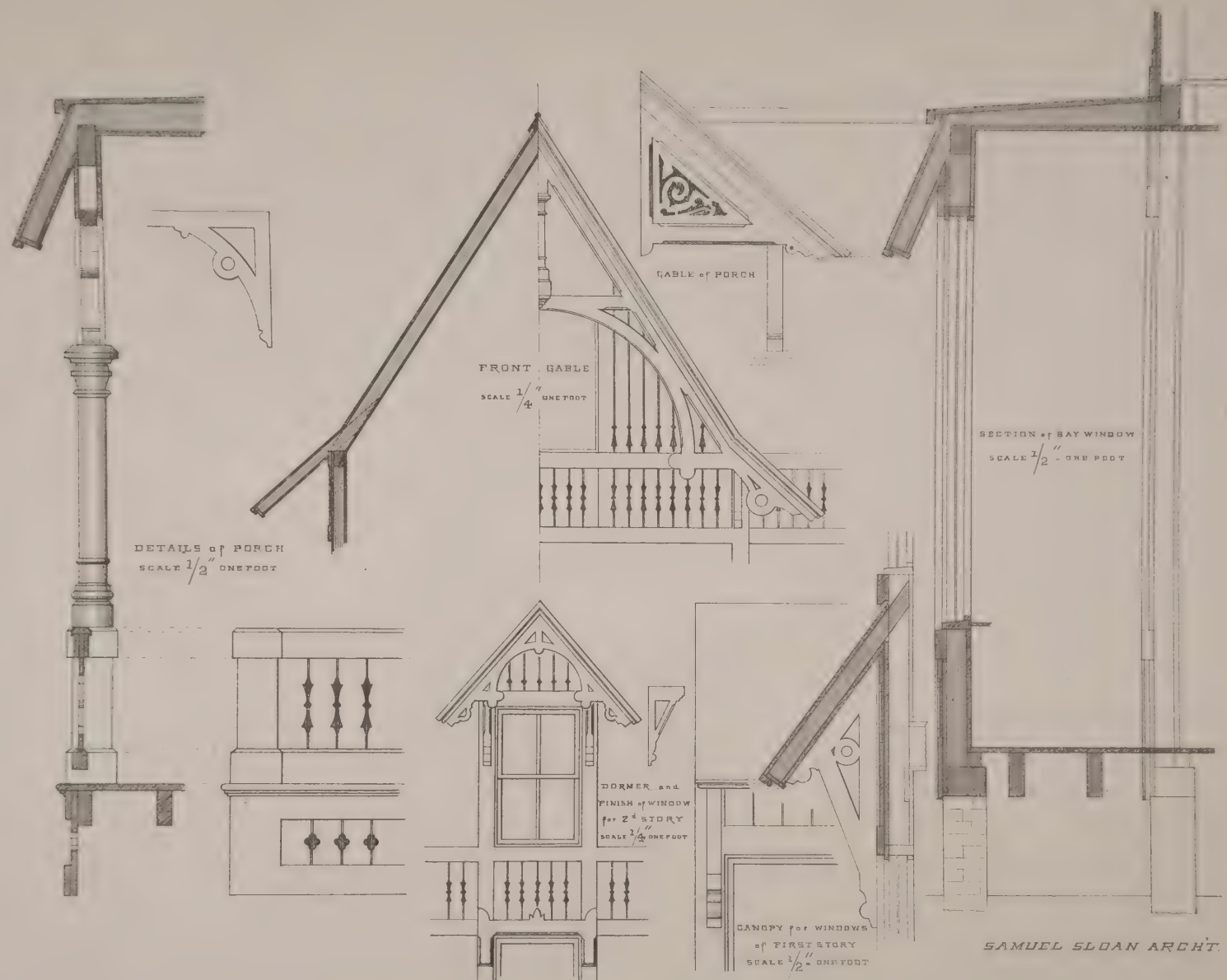


— SECOND FLOOR —



— FRONT ELEVATION — — SAMUEL SLOAN ARCHT — — SIDE ELEVATION —

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 FEET.



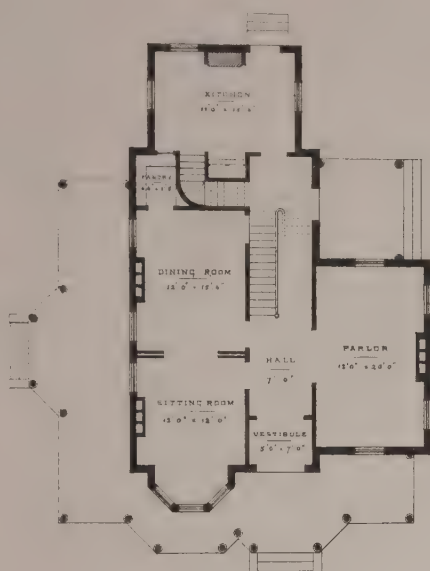




— FRONT ELEVATION —



— SCALE $\frac{1}{8}$ — 1 FOOT — — SIDE ELEVATION — — SAMUEL SLOAN. ARCHT —

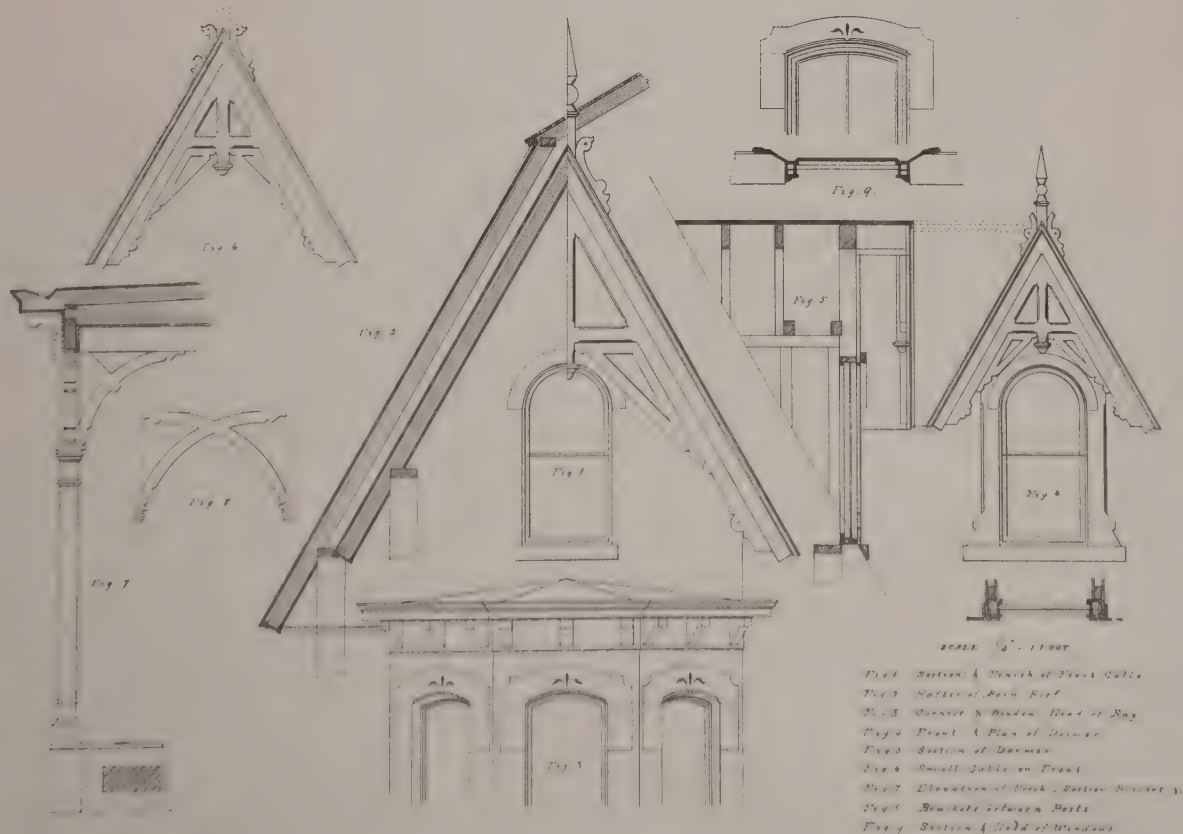


— FIRST FLOOR —



— SECOND FLOOR —

— SCALE $\frac{1}{16}$ " = ONE FOOT —

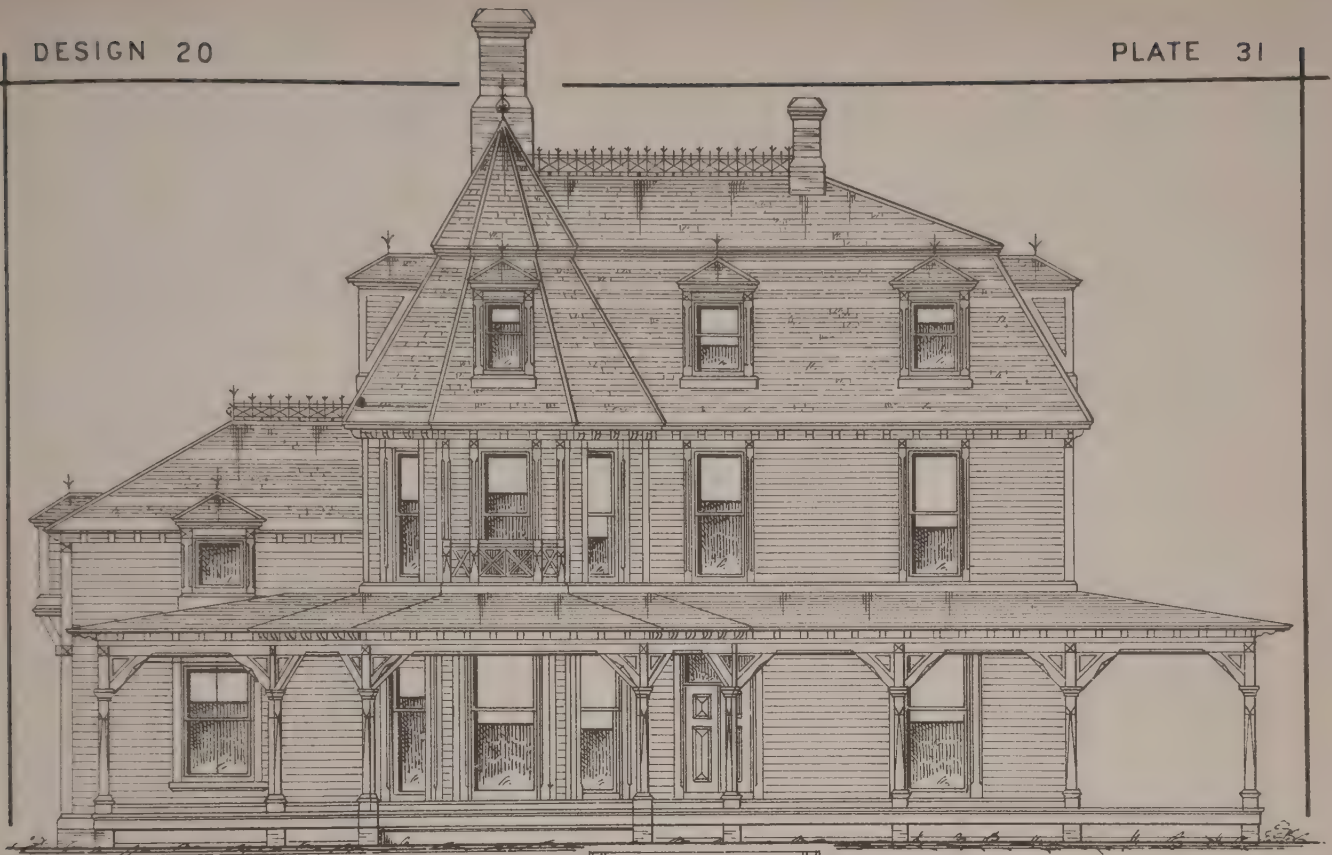


SCALE $\frac{1}{4}$ " = 1 FOOT

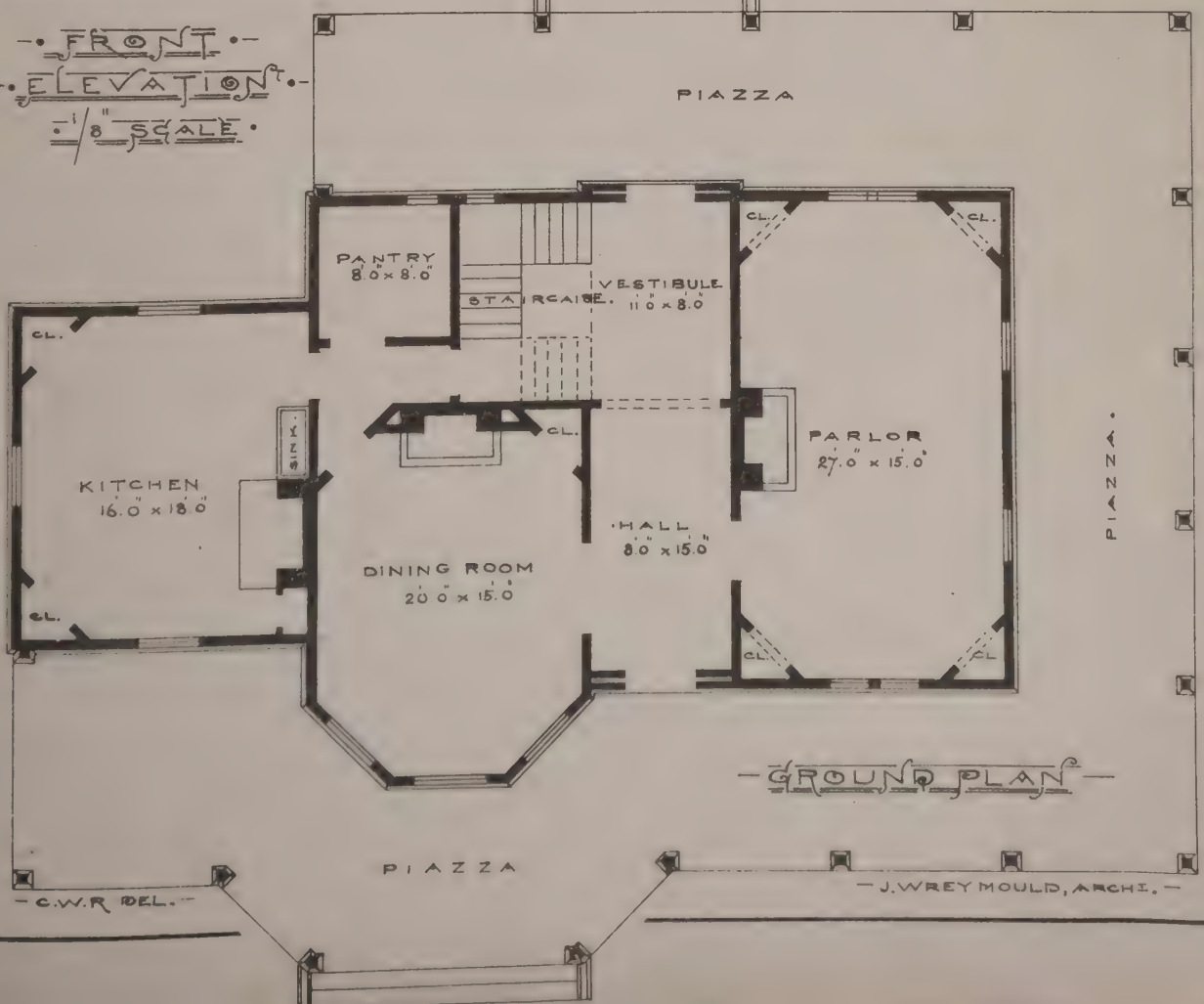
- Fig. 1. Section A North of Front Wall.
- Fig. 2. Section B South of Front Wall.
- Fig. 3. Section C North of Front Wall.
- Fig. 4. Section D South of Front Wall.
- Fig. 5. Section E North of Front Wall.
- Fig. 6. Section F South of Front Wall.
- Fig. 7. Section G North of Front Wall.
- Fig. 8. Section H South of Front Wall.
- Fig. 9. Section I North of Front Wall.

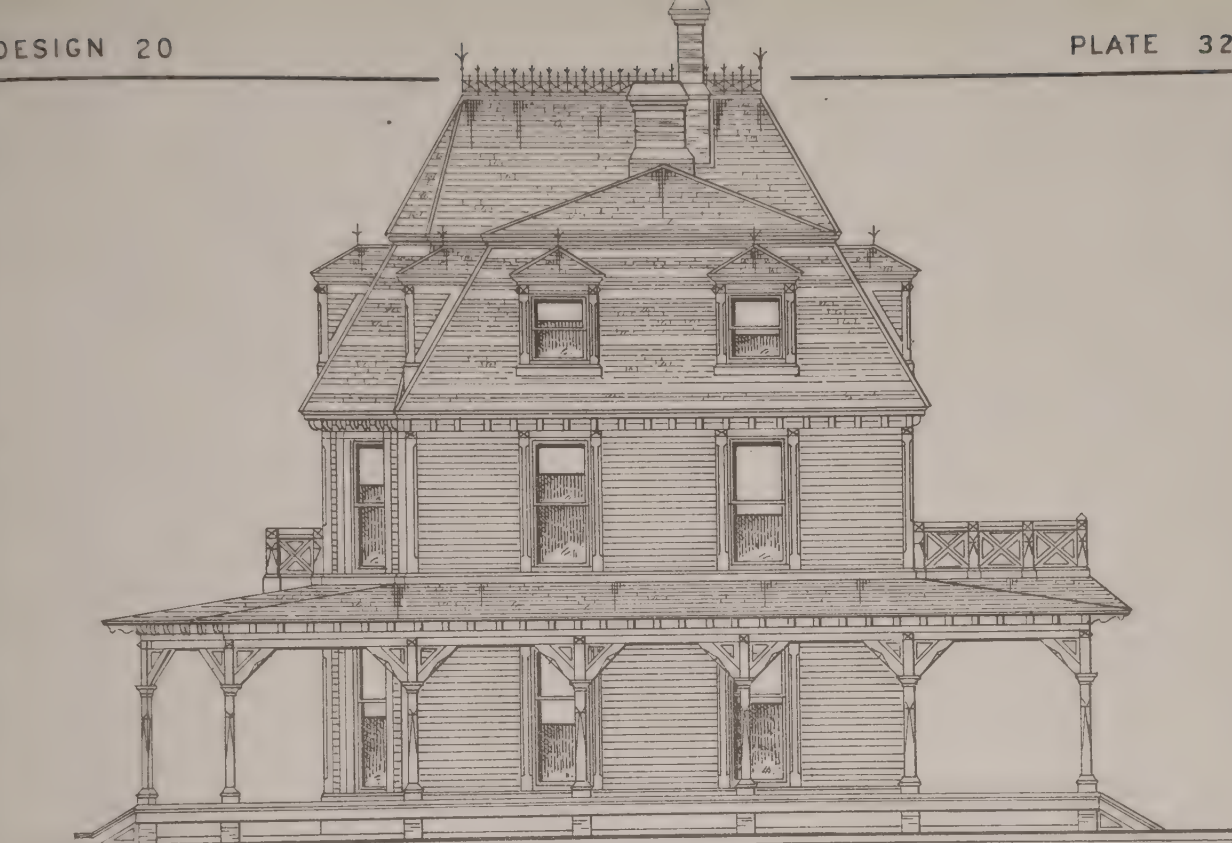
PLATES 31, 32, 33,

Show plans, elevations and details of a suburban residence, which has just been erected at Oceanic, N. J., for Dr. Henry E. Owen, of New York City. It stands on high ground, and commands a beautiful view both of Shrewsbury River and of the Atlantic Ocean. Though small it has two leading characteristics, which all American country houses should possess; a hall-way right through, and a piazza on three sides. It is constructed in a plain, substantial manner, and finished throughout inside, in hard wood, oiled and varnished.



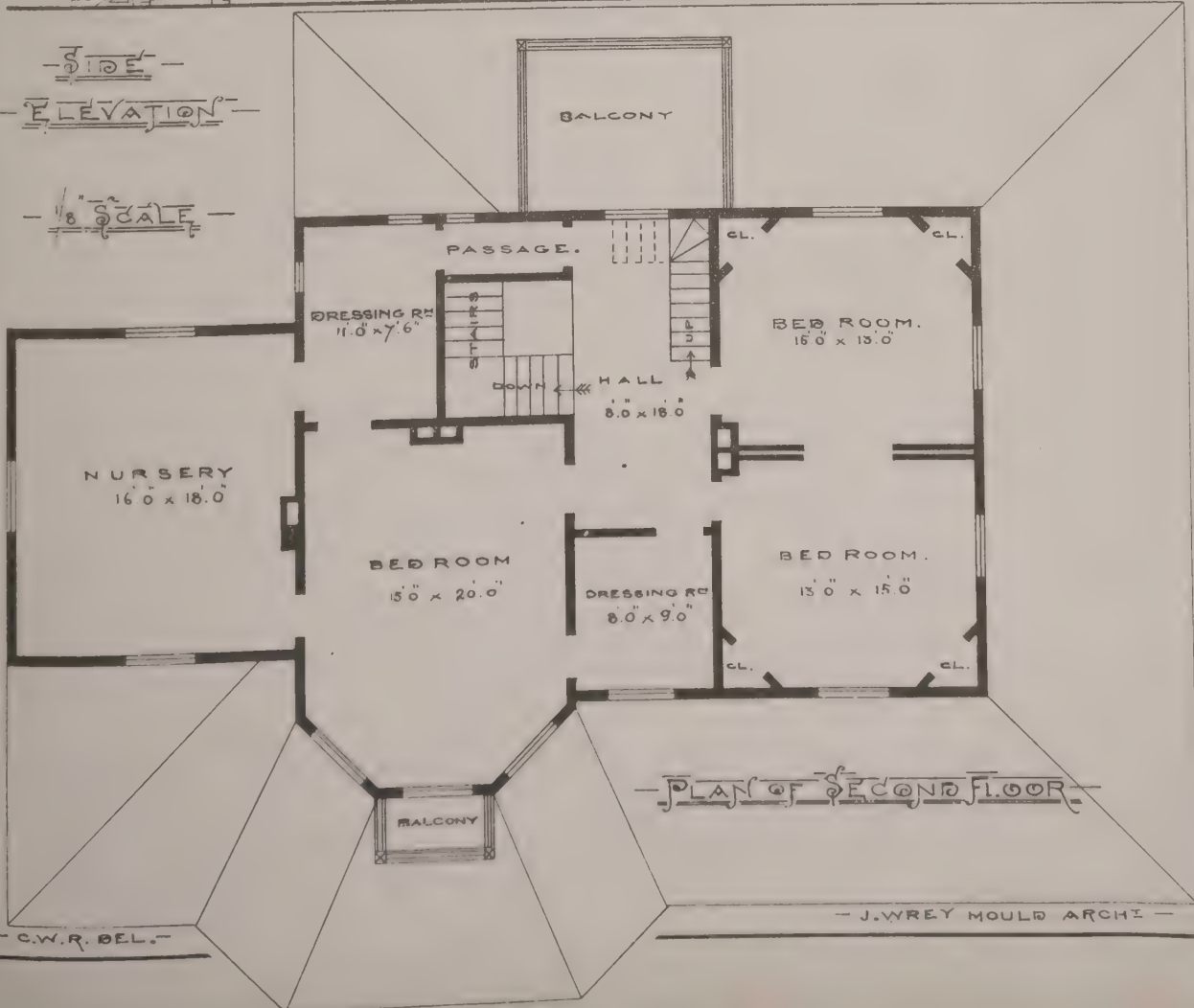
FRONT
ELEVATION
1/8" SCALE





—SIDE—
—ELEVATION—

—1/8" SCALE—



DETAILS OF COTTAGE

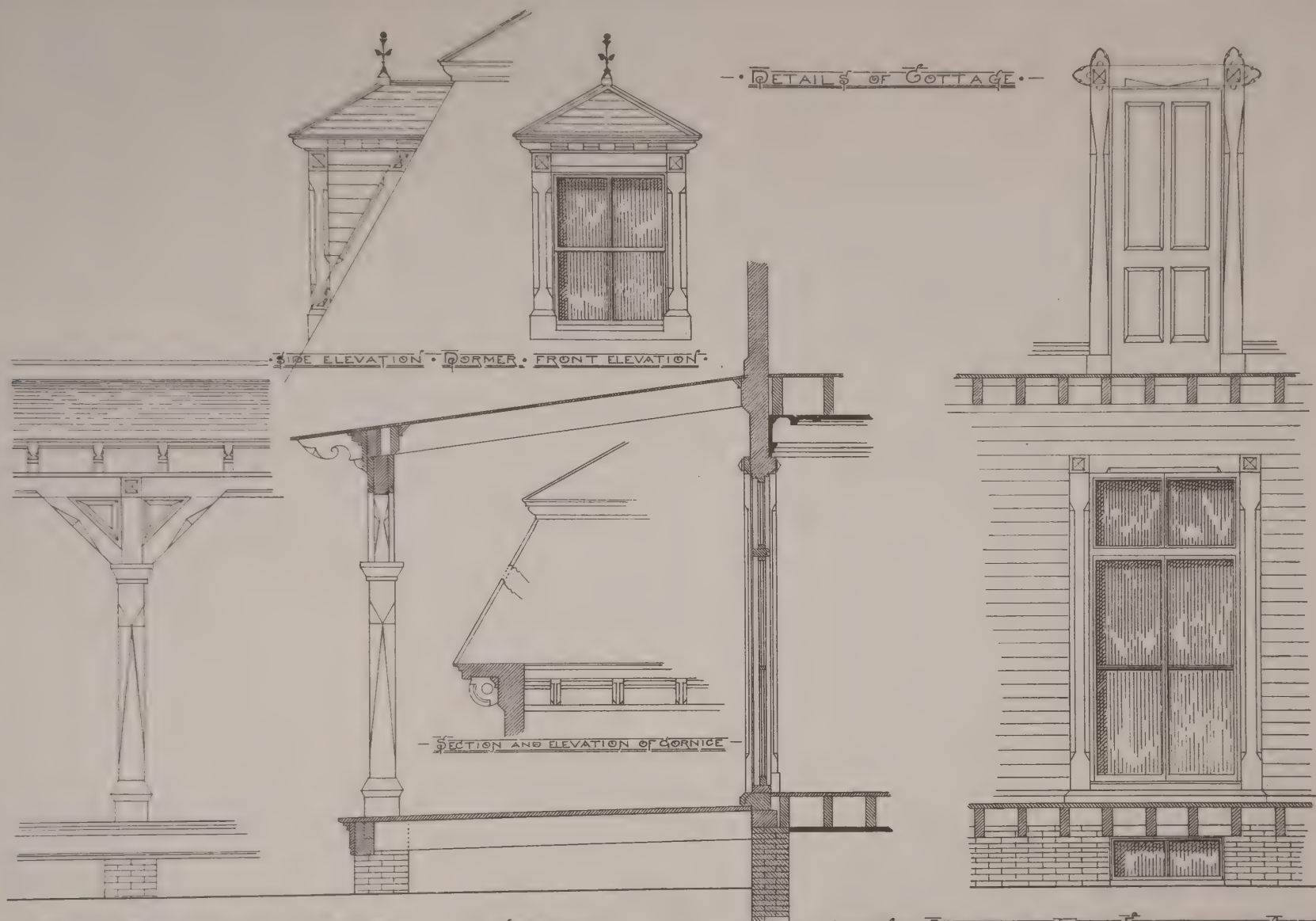
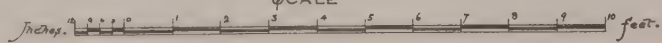
SIDE ELEVATION • DORMER • FRONT ELEVATION

SECTION AND ELEVATION OF CORNICE

INTERNAL ELEVATION OF DOOR • ELEVATION OF WINDOW

FRONT ELEVATION • PIAZZA • SECTION

SCALE

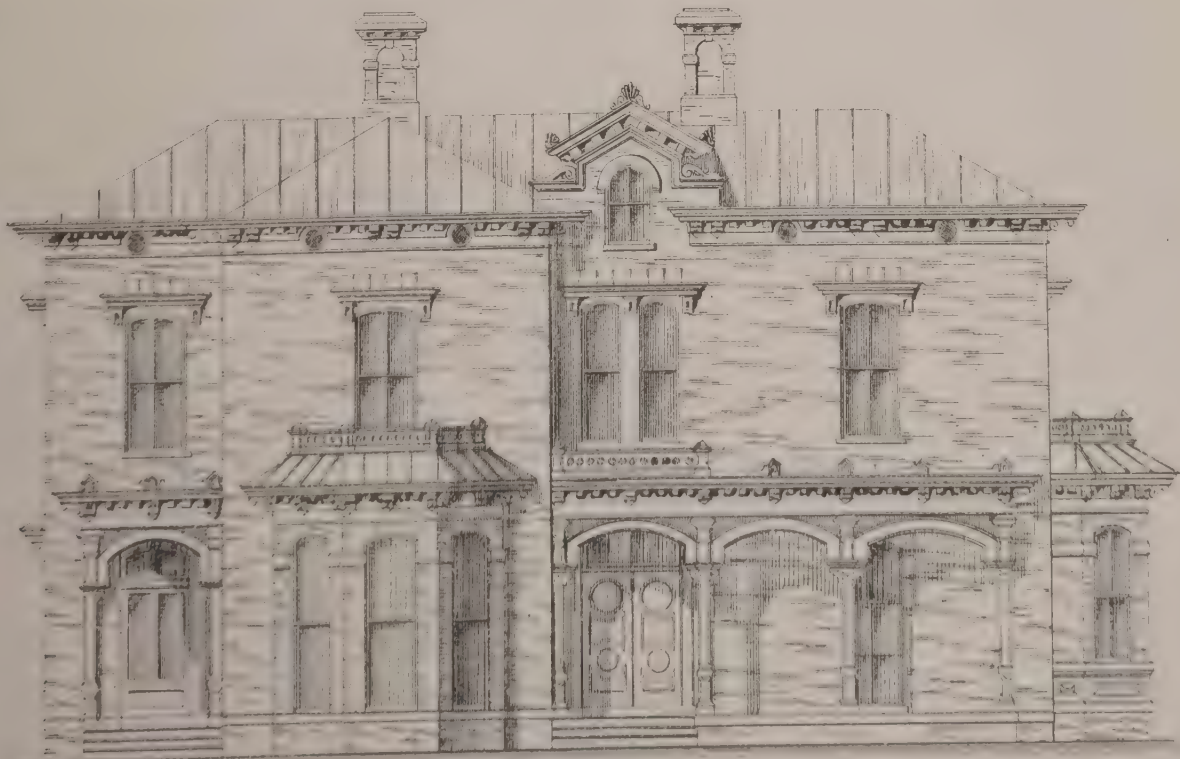


PLATES 34, 35,

Italian villa, built for Hon. George Brown, Knoxville, Tenn. This house was designed especially to meet the requirements of a southern climate, and particular care has been taken to secure thorough ventilation through ornamental vents in the cornice. It is built of brick, with galvanized iron and stone trimmings. The first story is twelve feet in height, and the second story eleven feet; both finished plainly but neatly throughout in black walnut and pine.



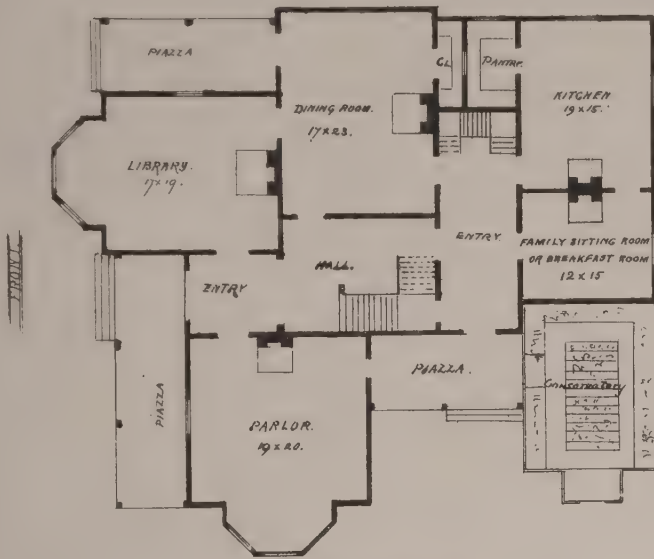
SIDE ELEVATION



FRONT ELEVATION

SCALE $\frac{1}{8}$ " TO THE FOOT.

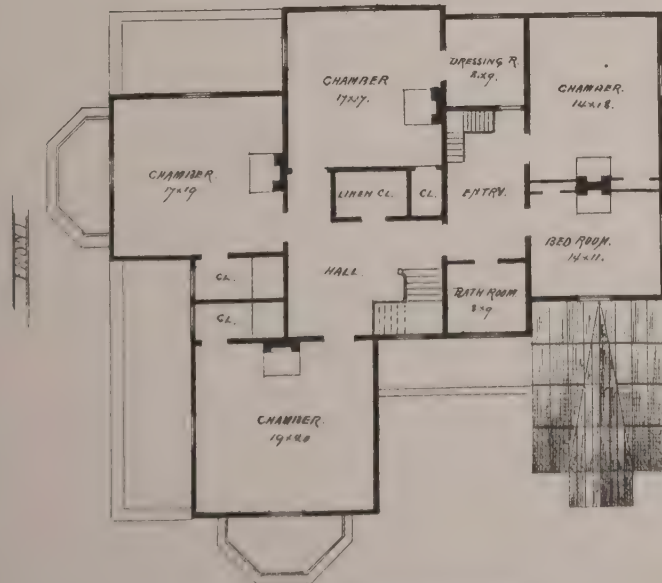
A. G. BRUCE, ARCHITECT,
KNOXVILLE, TENN.



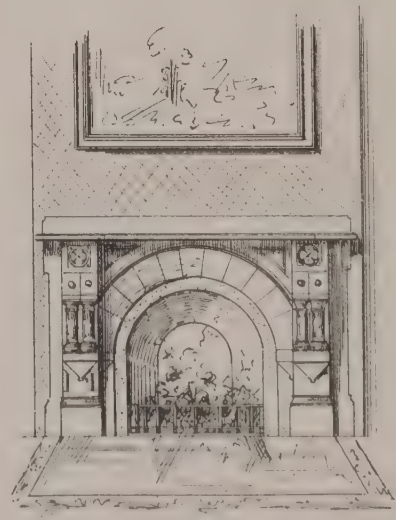
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECTIONAL VIEW THIRD FRONT ENTRY
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



DETAIL IN DRESSING ROOM
SCALE 3/8" = 1'-0"

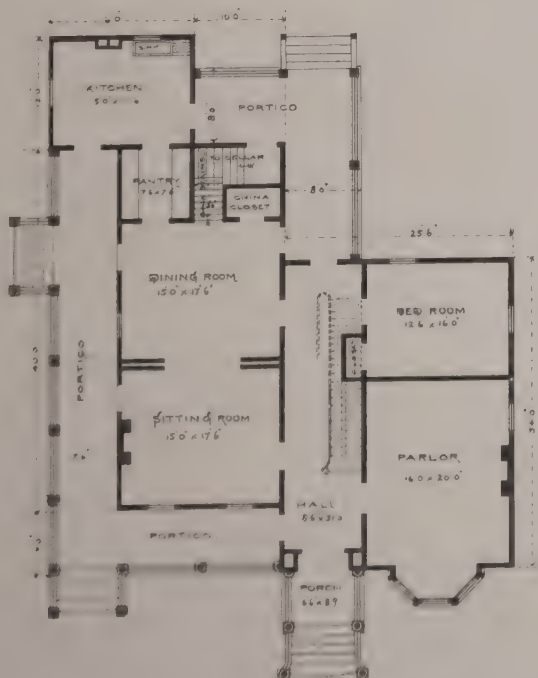
CALIFORNIA FARM HOUSE.



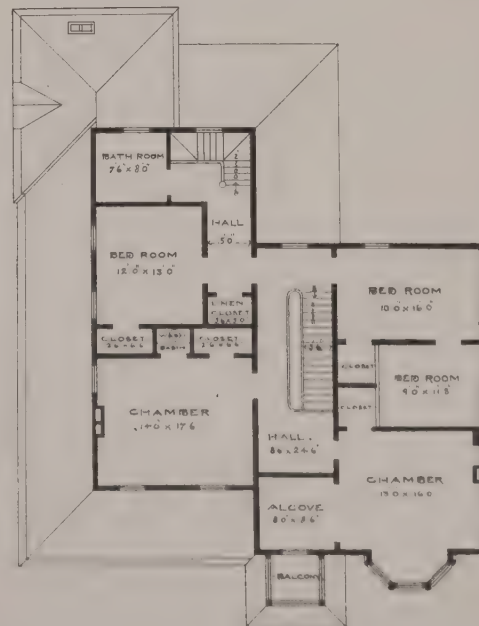
SECTION.

FRONT ELEVATION.

SCALE
Inches 1 2 3 4 5 6 7 8 9 10 11 12 feet.



FIRST FLOOR PLAN.



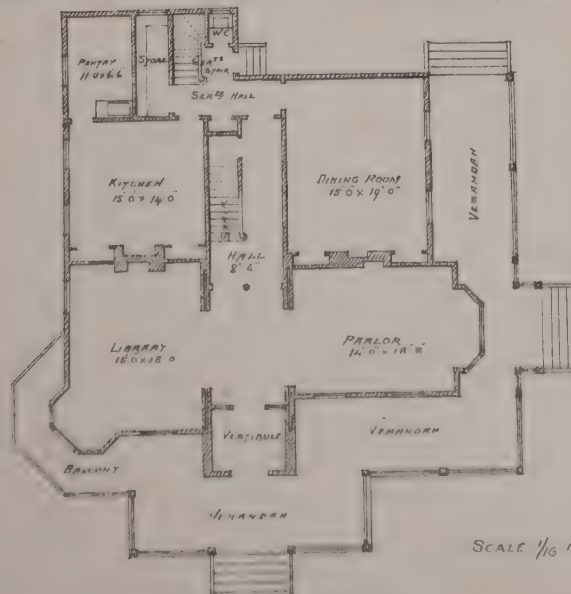
SECOND FLOOR PLAN.

SCALE TO PLAN

ARCHITECT
SACRAMENTO CAL.



FRONT VIEW. SCALE $\frac{1}{16}$ INCH TO ONE FOOT.



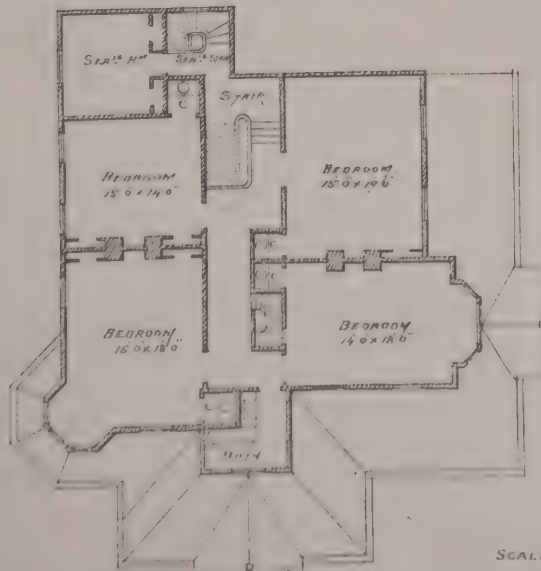
GROUND PLAN

HENRY A. NISBET.
ARCHT. NEW YORK.

SCALE $\frac{1}{16}$ INCH TO ONE FOOT.



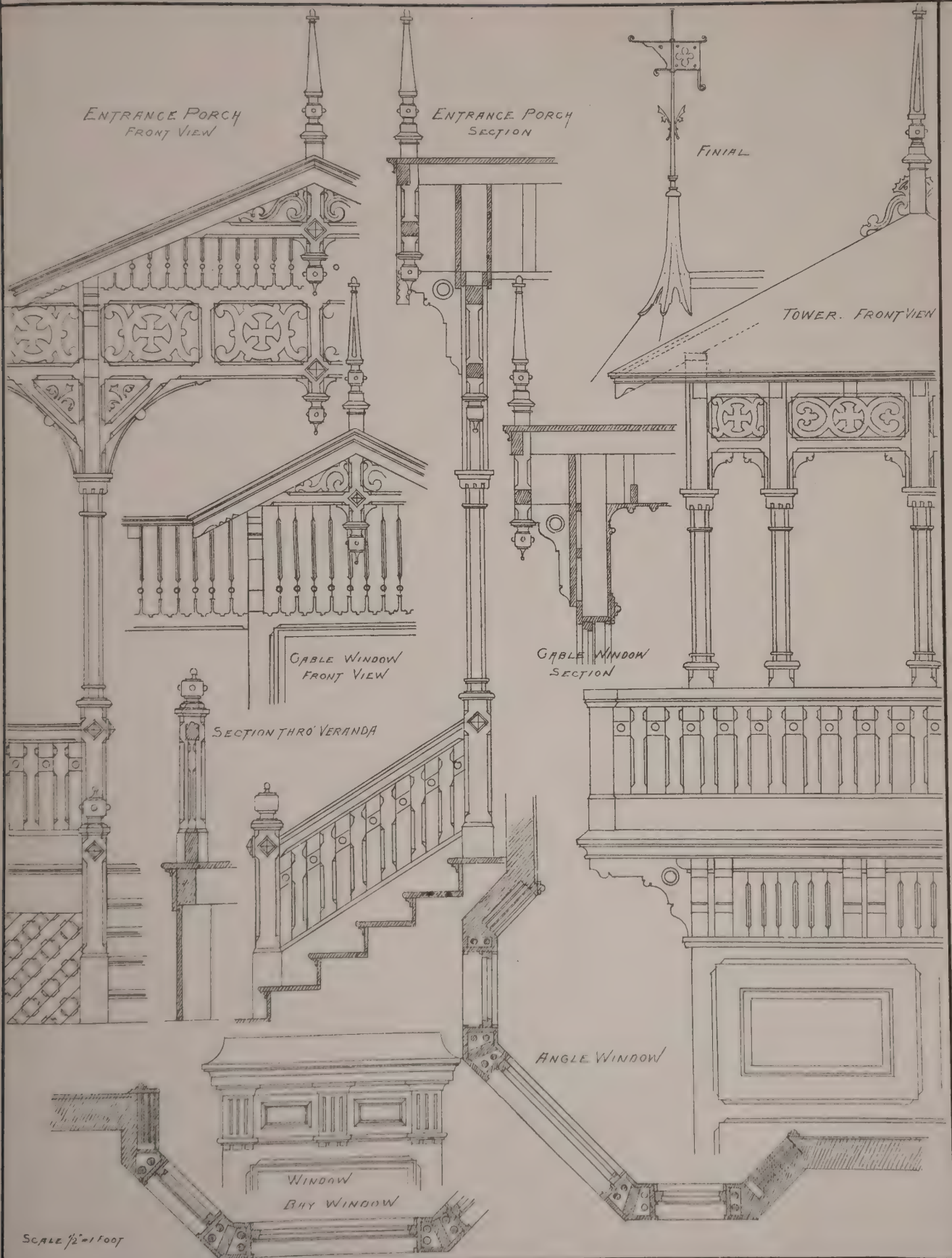
SIDE VIEW. SCALE $\frac{1}{16}$ INCH TO ONE FOOT.

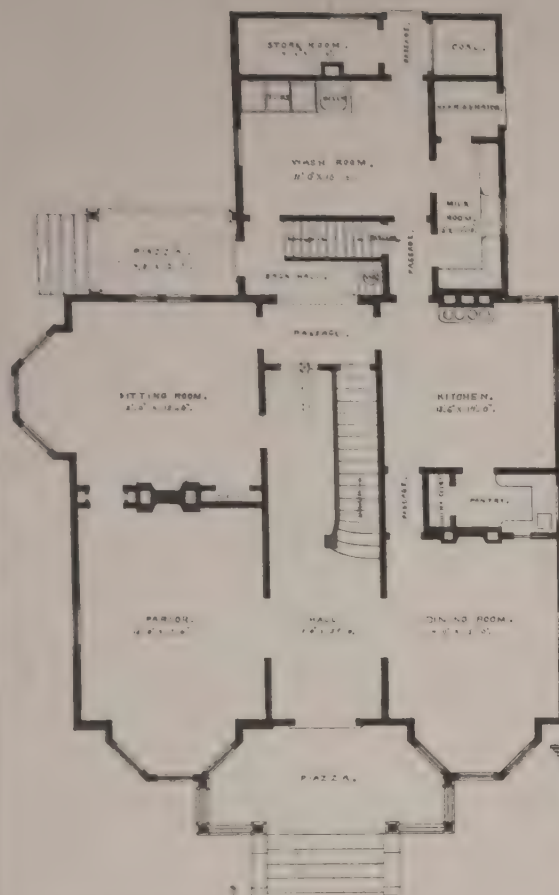


BEDROOM PLAN

HENRY A. NISBET.
ARCHT. NEW YORK.

SCALE $\frac{1}{16}$ INCH TO ONE FOOT





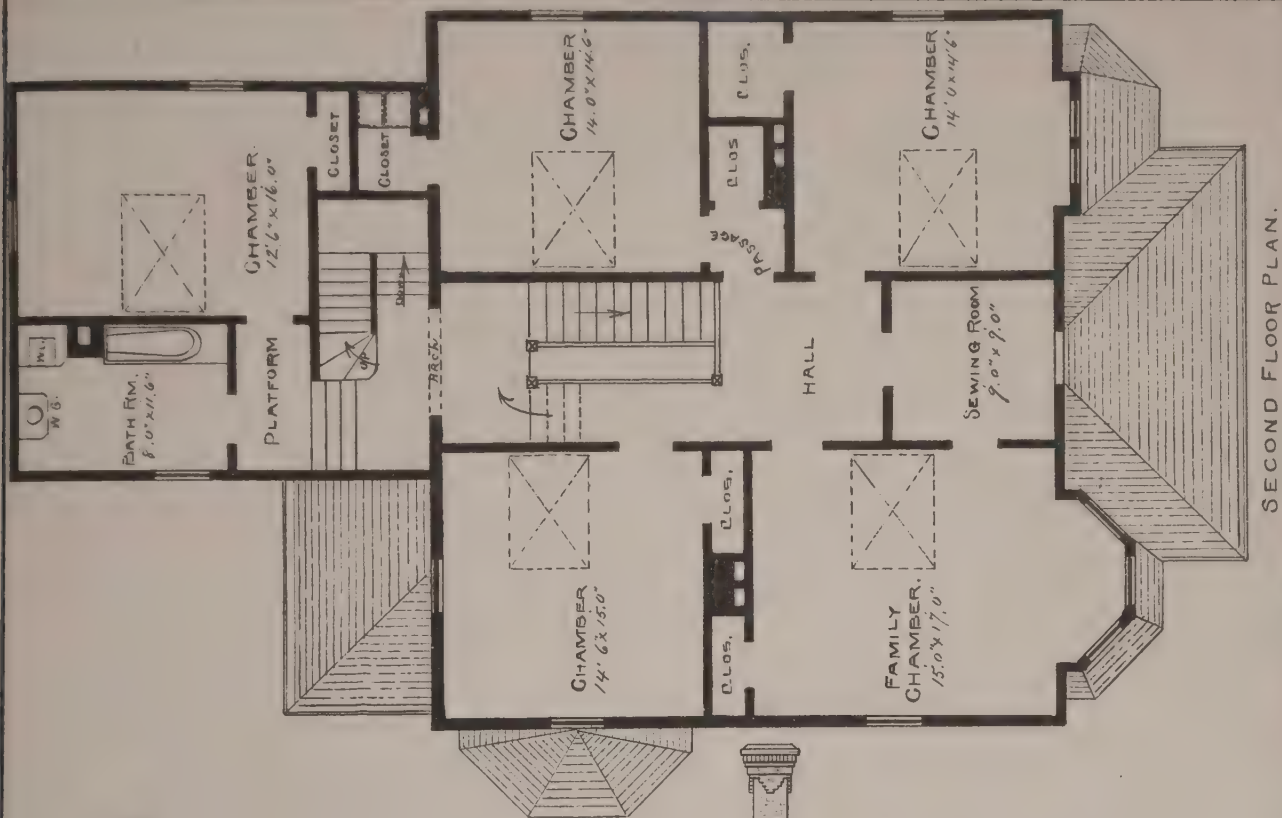
FIRST FLOOR PLAN.

E BOYDEN & SON.
ARCHITECTS
WORCESTER, MASS.



SCALE 2 4 6 8 10 12 14 16 FEET

RESIDENCE
—OF—
JASPER S. NELSON.
GRAFTON, MASS.



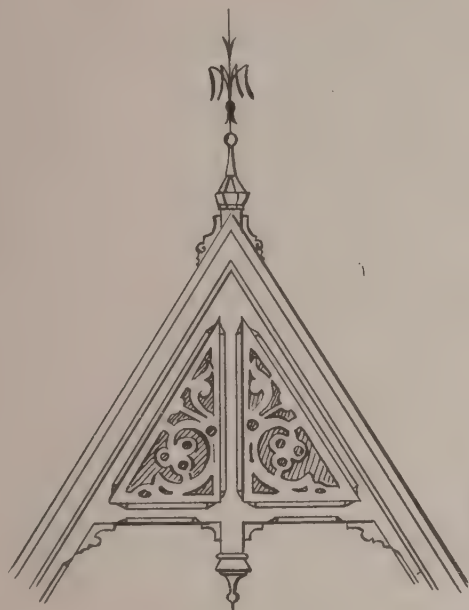
SCALE 8 FEET TO ONE INCH

SIDE ELEVATION. — E. BOYDEN & SON, ARCHITECTS.
WORCESTER, MASS.

— DETAILS. —
HOUSE FOR JASPER S. NELSON. ESQ.
GRAFTON MASS

E. BOYDEN & SON, ARCHTS
— Worcester, Mass. —

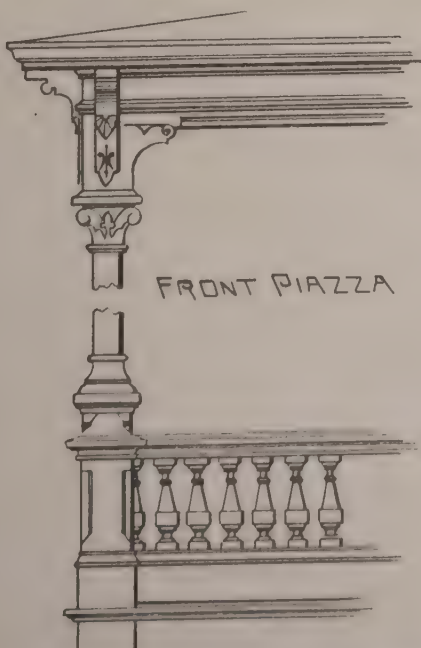
SCALE— $\frac{1}{2}$ IN. = ONE FOOT



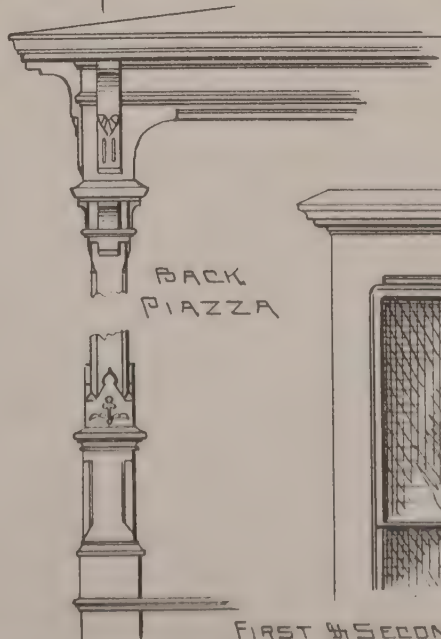
GABLE OVER FRONT BAY WINDOW.



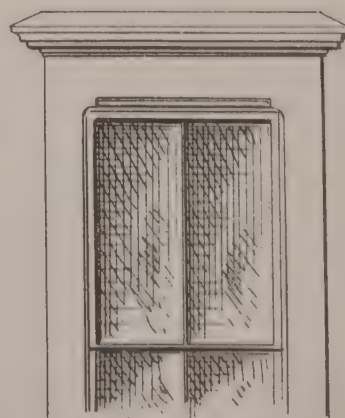
DORMER WINDOW



FRONT PIAZZA

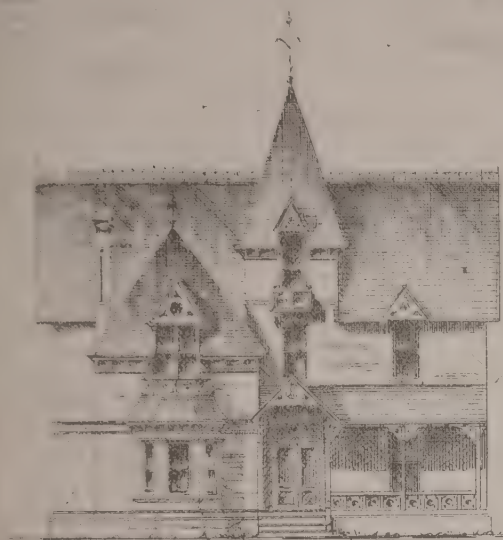


BACK PIAZZA



FIRST & SECOND STORY WINDOWS.

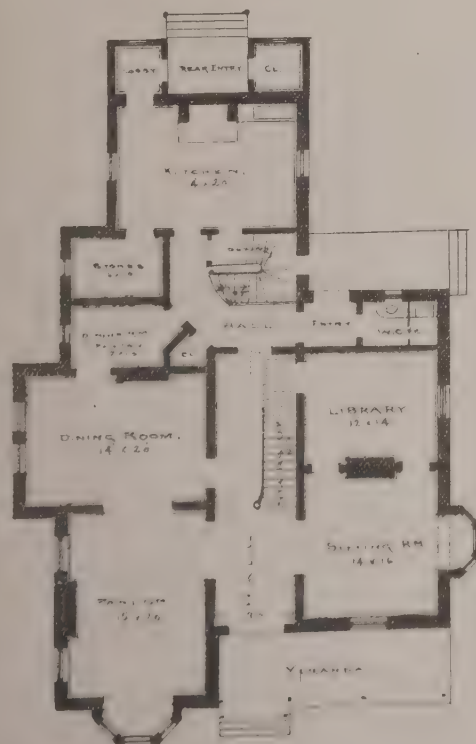




— FRONT ELEVATION. —



— SIDE ELEVATION. —



— PLAN OF FIRST FLOOR. —

— PLAN OF SECOND FLOOR. —

GEORGE HATHORNE ARCHT.

111 BROADWAY, NEW YORK

SCALE 1/16 INCH TO THE FOOT.



FRONT



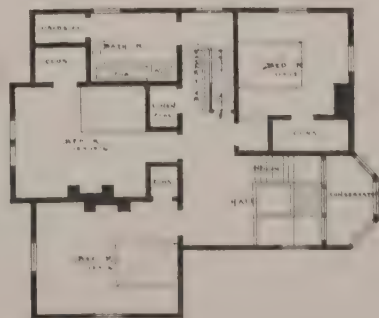
SIDE



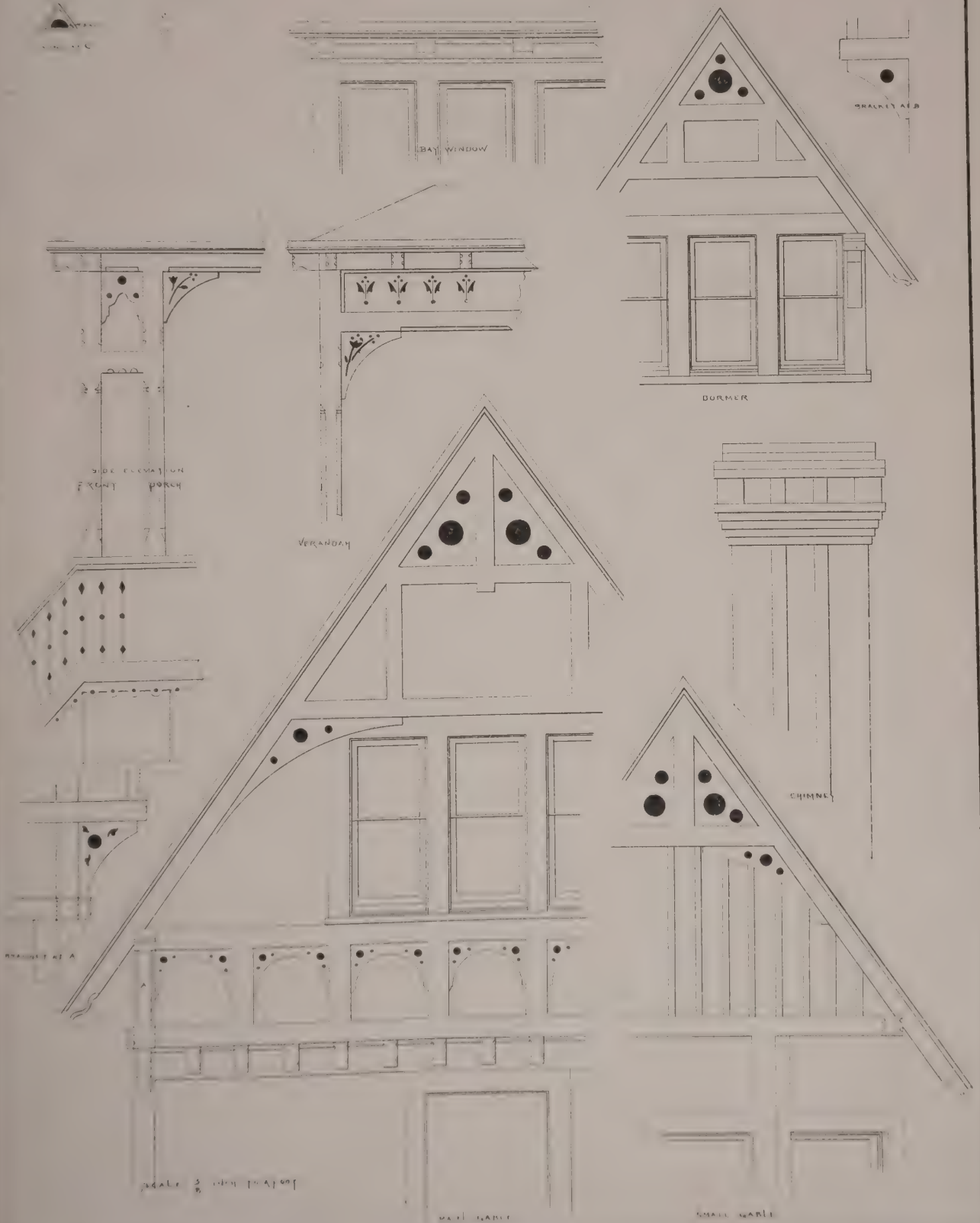
SECTION 1 - 1st FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



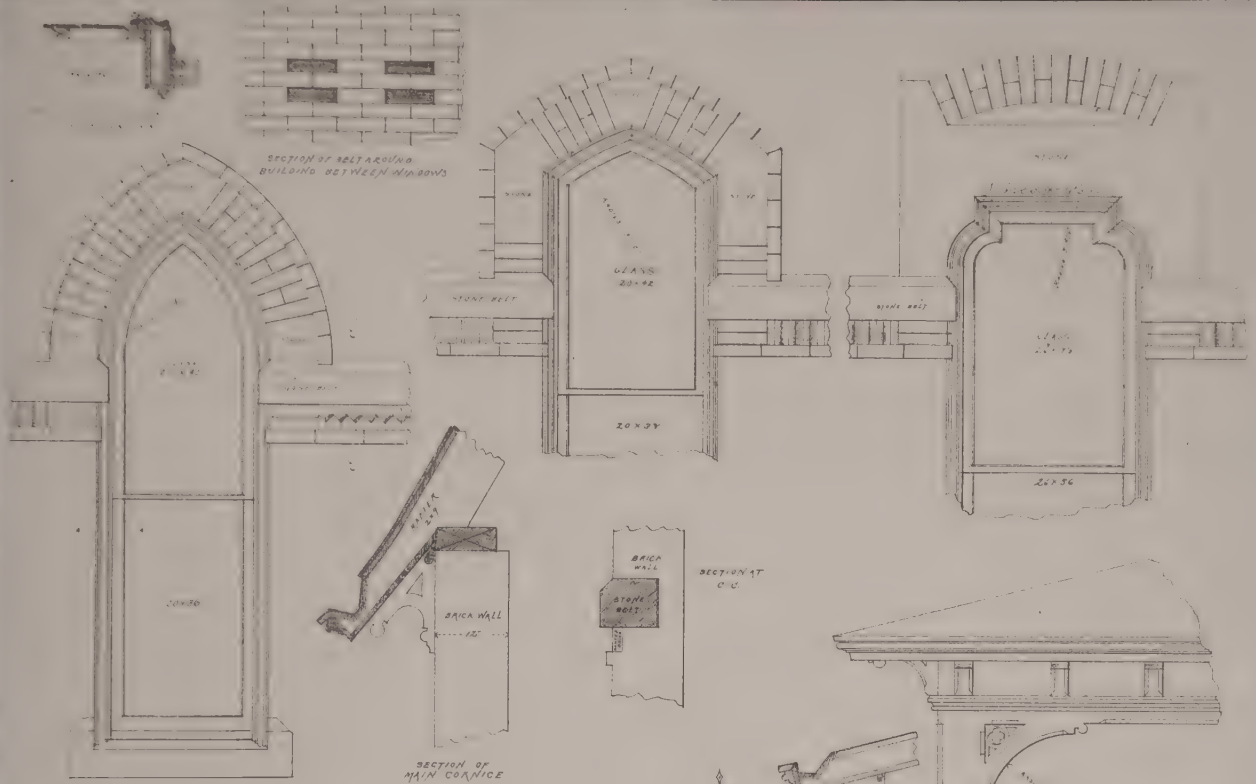


FRONT ELEVATION

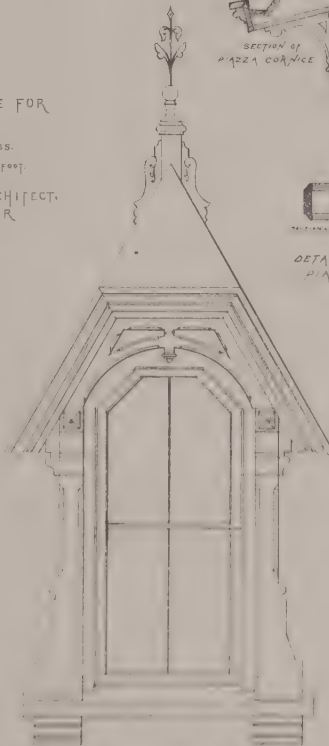
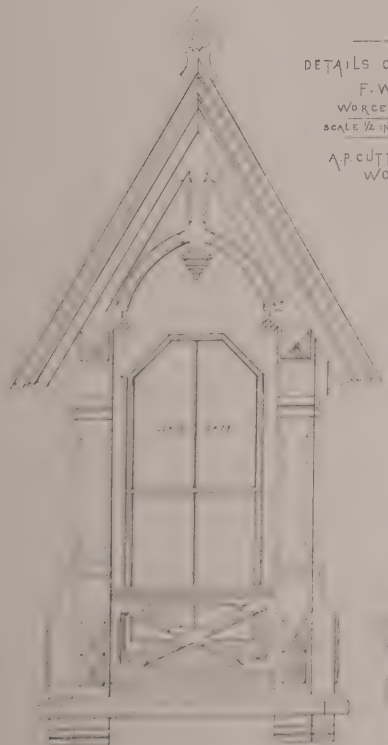


SIDE ELEVATION





DETAILS OF HOUSE FOR
F. WESSON,
WORCESTER, MASS.
SCALE 1/2 INCH TO ONE FOOT.
A. P. CUTTING, ARCHT.
WORCESTER,
MASS.

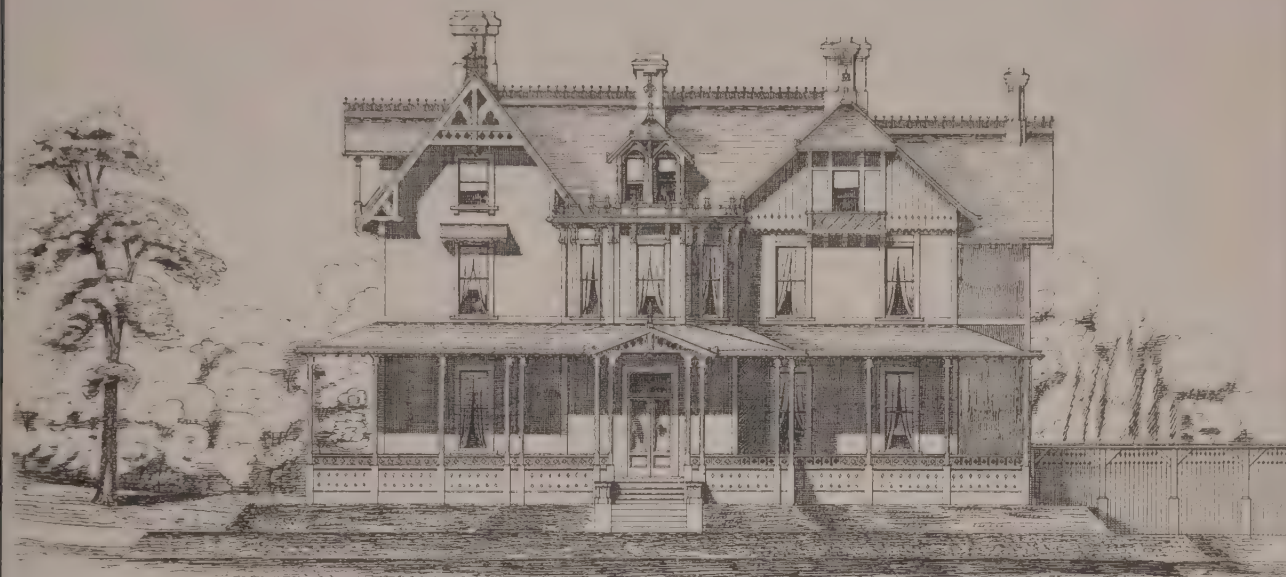


DETAILS OF PIAZZA



PLATES 49, 50,

Show a design recently prepared for erection on the banks of the St. Lawrence River, a short distance from Montreal. Two fronts are given, one towards the river, and the other the opposite, or entrance front. There is no framing used in the construction except for the floors and roof; the outer walls and the partitions being formed of layers of planks spiked to each other. Those in the external walls are eight inches wide, and those in the partitions six inches. A conspicuous feature in the internal arrangement, namely, the hall extending up through two stories, separated from the billiard room on the first floor by partitions considerably lower than the ceiling, and surrounded on two sides in the second floor by arcaded galleries, is shown in the large scale drawings. The whole of the interior finish is of wood, in place of lath and plaster.



HOUSE NEAR MONTREAL —

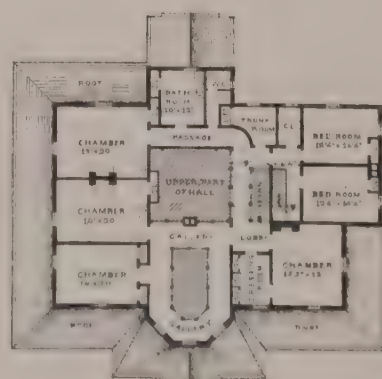
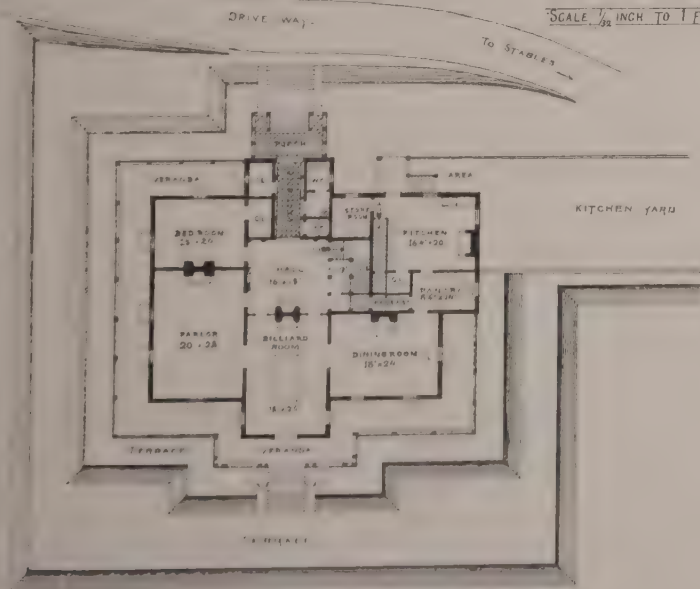
RIVER FRONT — SCALE $\frac{1}{16}$ INCH TO 1 FOOT. —

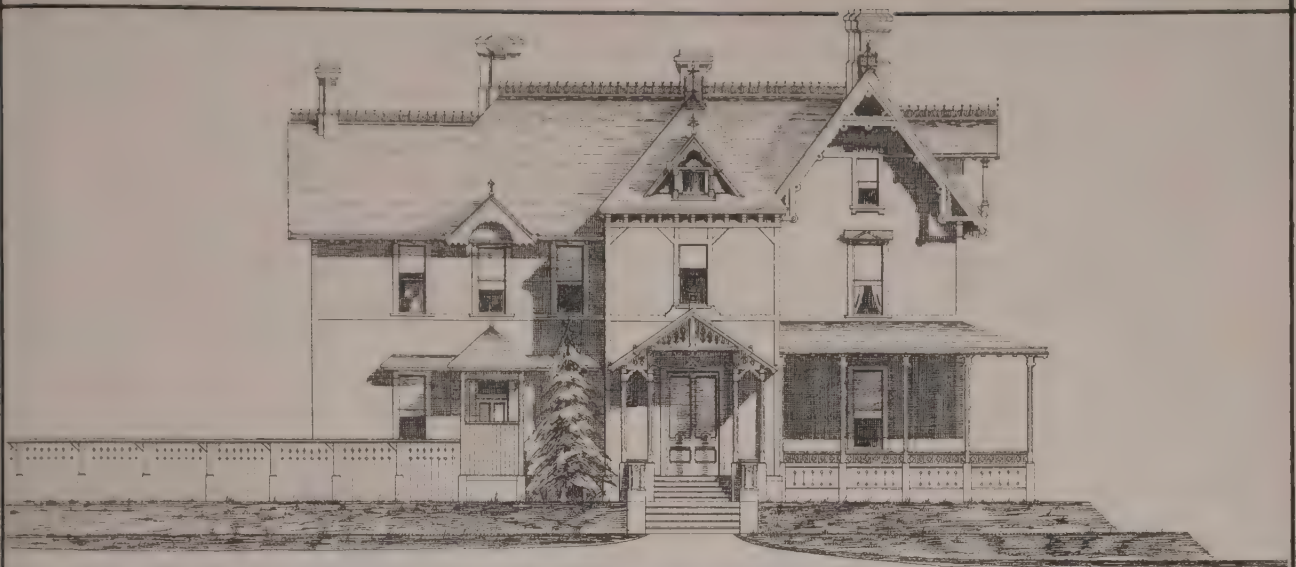
S.F. EVELETH ARCH'T.
NEW YORK.

GROUND FLOOR.

CHAMBER FLOOR.

SCALE $\frac{1}{32}$ INCH TO 1 FOOT.





ENTRANCE FRONT - SCALE $\frac{1}{16}$ INCH TO 1 FOOT -



SIDE OF HALL NEXT STAIRS.

$\frac{1}{16}$ INCH TO 1 FOOT

SIDE OF HALL NEXT BILLIARD-ROOM

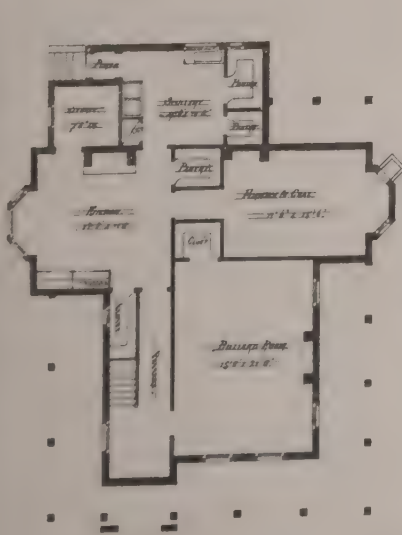
HOUSE ON STATEN ISLAND



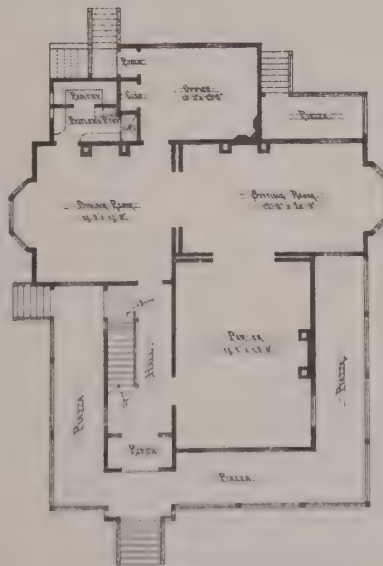
FRONT ELEVATION



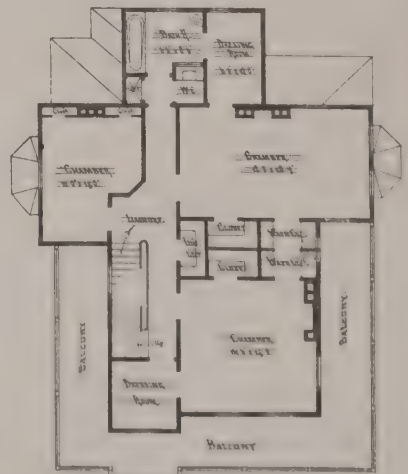
NORTH ELEVATION



BASMENT PLAN



GROUND PLAN

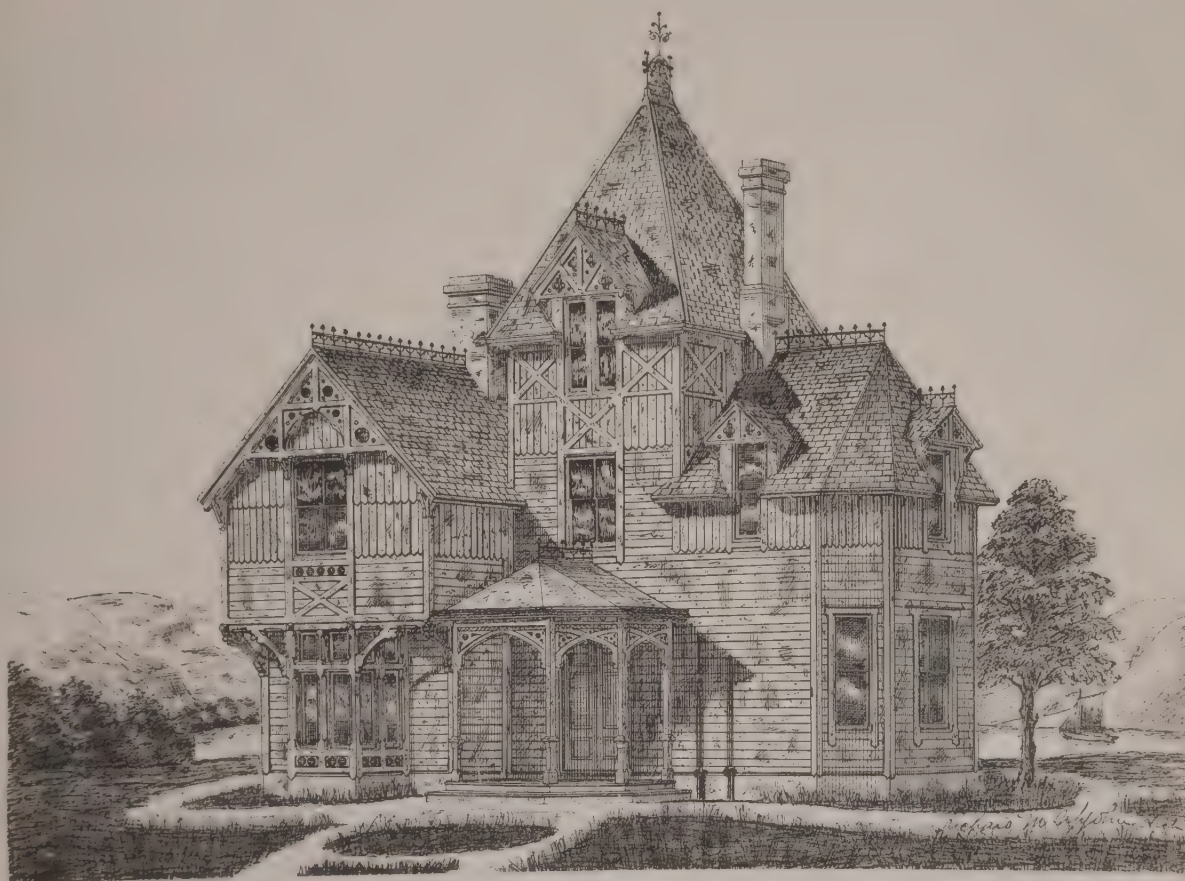


CHAMBER PLAN

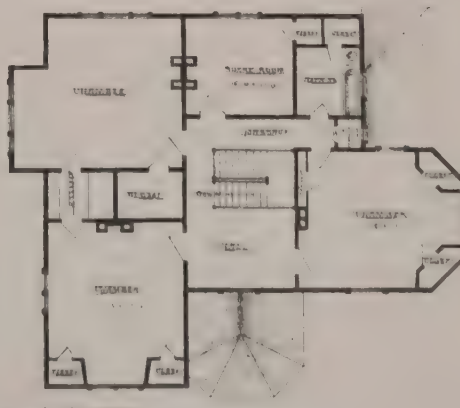
SCALE 1/16" TO ONE FOOT

F. A. SARGENT ARCHT.

78 B'WAY. N. Y.



PAVING GROUTED FLOOR



PLAN OF STUDENT WORK

Richard M. Hyatt Architect
1001 N. 1st St. N. W. Wash. D. C.

BRICK DWELLING



NORTH ELEVATION



WEST ELEVATION



SCALE 16TH TO THE INCH

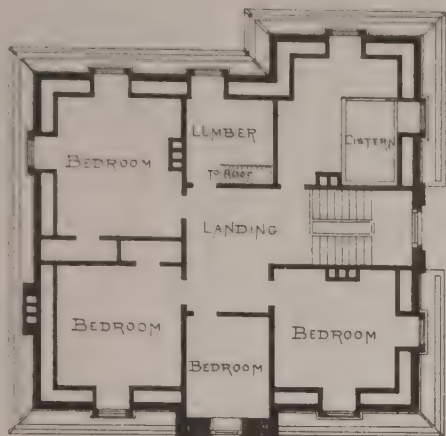
F.C. WITHERS ARCHT NEW YORK



SOUTH ELEVATION



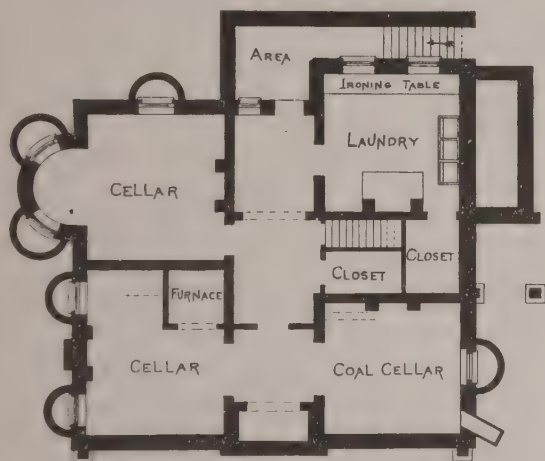
EAST ELEVATION



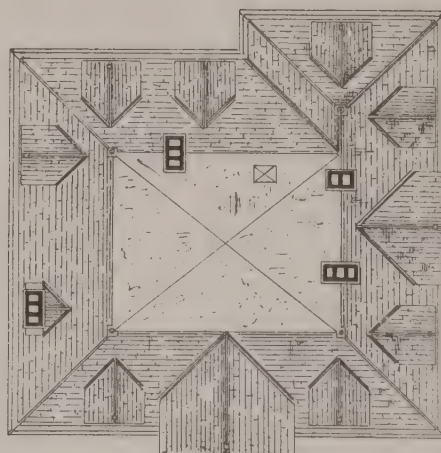
ATTIC PLAN



SECTION ON LINE A.B.

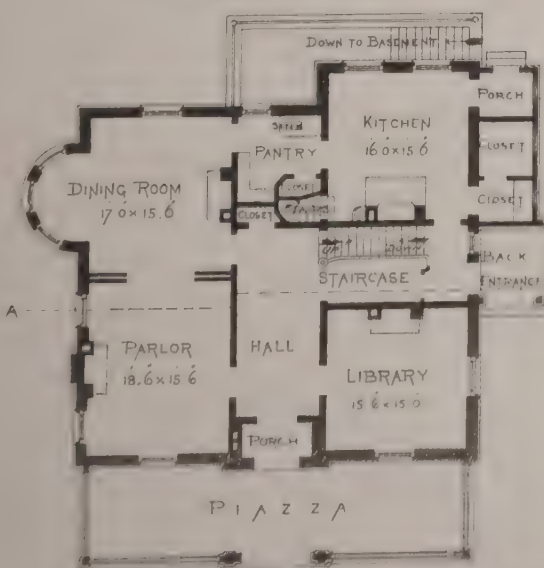


BASMENT PLAN

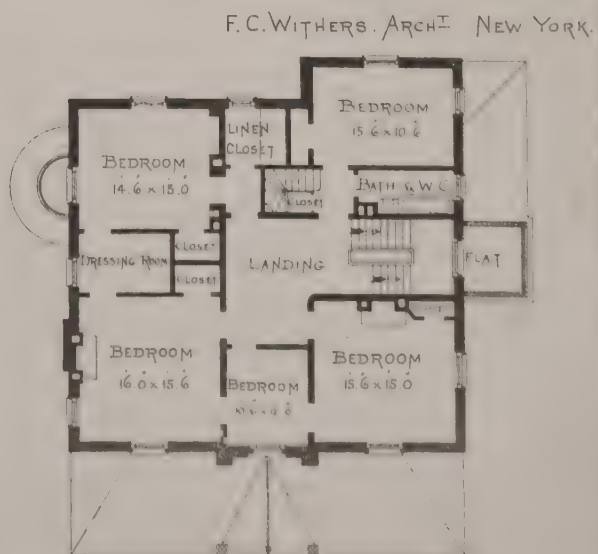


ROOF PLAN

SCALE 16" TO THE INCH

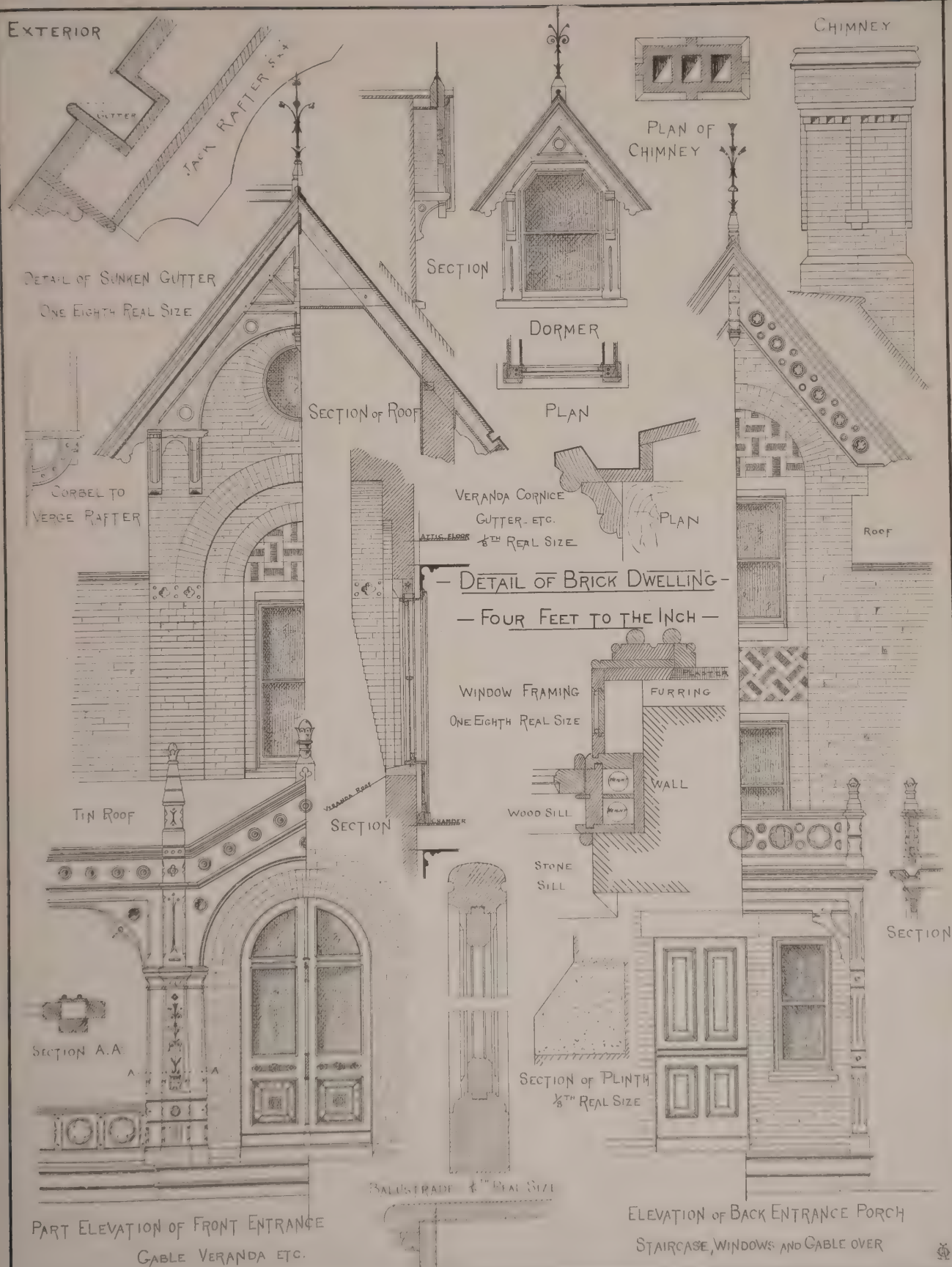


GROUND PLAN



CHAMBER PLAN

F.C. WITHERS, ARCHT. NEW YORK.



INTERIOR

— DETAIL OF BRICK DWELLING —

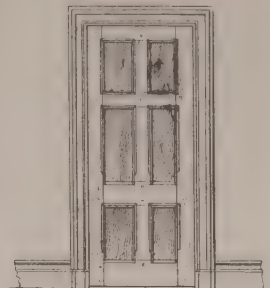
— SCALE FOUR FEET TO THE INCH. —



SLIDING DOORS —

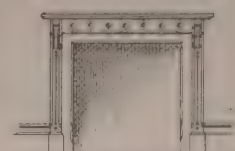


— PRINCIPAL DOORS —



— BEDROOM DOORS —

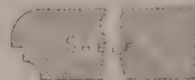
BASE TO
PRINCIPAL FLOOR



BEDROOMS

PLAN OF FIREPLACE

SINKING IN MANTEL



MANTEL
B.B.

LIBRARY

STONE

PLAN AT A.A.

GROUND PLASTER

WOOD



PLAN



PLAN



HANDRAIL

RAIL



DOOR PANEL

STRING

NOSING TO STEPS

A.A.

STRING

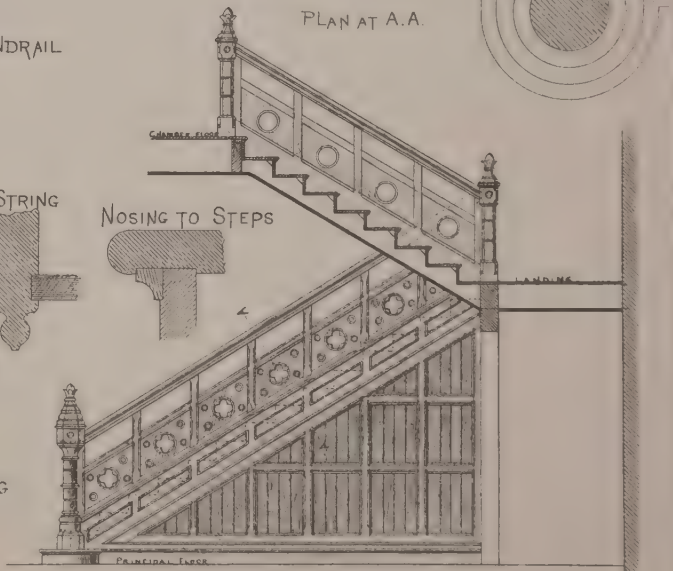
BASE TO CHAMBER FLOOR

MOLDING

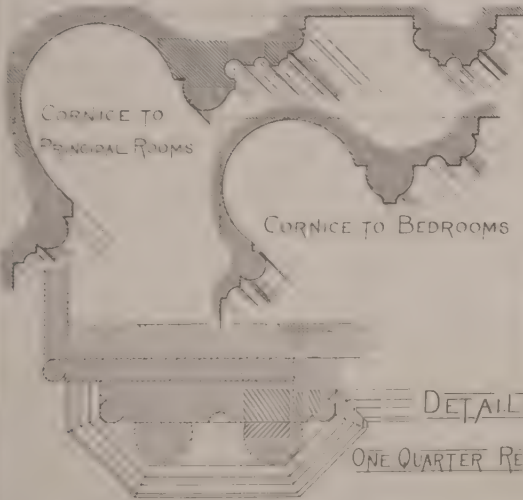
FORMING PANEL

DETAILS

ONE QUARTER REAL SIZE



PRINCIPAL STAIRCASE



CORNICE TO
PRINCIPAL ROOMS

CORNICE TO BEDROOMS

ARCHITRAVES. PRINCIPAL FLOOR

ARCHITRAVES. CHAMBER FLOOR

SPECIFICATION

Of the Materials and Works required for building a Brick Dwelling, shown on Plates Nos. 53 and 54, according to the accompanying Drawings and Conditions subjoined.

F. C. WITHERS, Architect,

110 Broadway, New York.

The several drawings referred to herein are as follows, and consist of:

Plan of Basement.	North Elevation.
Plan of Ground Floor.	West Elevation.
Plan of Chamber Floor.	East Elevation.
Plan of Attic Floor.	South Elevation.
Plan of Roof.	Exterior and Interior Details.
Section.	

GENERAL CONDITIONS.

The contractor to provide the whole of the materials required for the execution of the different portions of the work, and which are to be the best of their respective kinds. Should he introduce any materials different from the sort and quality herein described, or meant to be implied, it shall be immediately removed, if so ordered, at any time during the progress of the works.

The works are to be executed in the best, most substantial and workmanlike manner, according to the true intent and meaning of these particulars and the drawings referred to, and which are intended to include everything requisite to the proper and entire finishing of the building, notwithstanding every item necessarily involved by these works is not particularly mentioned, and all the works to be delivered up when finished in a perfect and undamaged state without exception.

EXCAVATOR.

To dig out the ground under the building the depth required for the basement, cellars, etc., as well as the footings of all walls, veranda piers, steps, etc., to firm and solid ground, and none to be less than 3' 6" below finished level of ground adjoining.

To dig out for all cesspools, drains, etc., where required, and fill in and make good to same.

All superfluous earth to be placed where directed, within 150 yards of the site.

MASON.

All the walls tinted blue on the plans to be built of rubble-stone in mortar; the stones to be large, of good shape and laid bonding, close and solid: all the walls, both stone and brick, to be underlaid with base courses 10" thick, and projecting 6" on each side of the walls above, the same to be composed of large stones, each stone filling the course in width and height, close fitted and flushed up with spawls and mortar, the walls to be commenced on the base courses and carried up of the several heights and thicknesses shown on the drawings; the outer basement walls to be carried up as high as the level of the ground in cement mortar, and covered on the outside with a coat of cement $\frac{3}{4}$ " thick.

POINTING. Such portions of the outside stone walls as appear above ground, to have the joints well raked out and ridge pointed with mortar of an approved color.

BRICKLAYER.

BRICK. All walls colored red on plans to be built of the several heights and thicknesses shown, of good, sound, hard, well burnt brick, laid in mortar and well bonded.

MORTAR. The mortar to be composed of good stone lime, and clean sharp sand, free from loam, mixed in the proportions of two of sand to one of lime, or of such other proportions as shall be considered desirable.

SLATE COURSE. A course of slate, each slate over-lapping the other, to be laid in cement covering the whole thickness of all outside walls immediately under the principal floor beams, to be closely jointed so as to form an effectual check to the rising of the damp.

FACE WORK. All outside brick walls to be faced with selected brick, laid with a thin and even joint and well pointed with mortar of a dark color.

PIERS. Build brick piers for veranda on proper stone footings, the same to be carried down $3\frac{1}{2}$ feet below level of finished ground.

FURN'E FLUE Construct a flue for furnace where shown, the opening to same to be made 12" below under side of floor joists and fitted with tin tube 9" diameter.

FURNACE PIPES. The furnace pipes to be of XX tin, built in as the work proceeds, and all necessary openings to be left in cellar walls for same.

RELIEVING ARCHES. Relieving arches 9" deep to be turned over all openings and from extremities of lintels wherever they occur.

Turn half brick trimmer arches to all fire-places and arches 9" deep to the openings on iron chimney bars $2\frac{1}{2}" \times \frac{1}{2}"$ turned up and down at the ends.

PR'ED BRICK. The jambs of kitchen fire-place to be built of pressed bricks.

CHIMNEYS. The chimneys to have proper stone footing courses, to be carefully built, carried up of the heights shown, with salient courses neatly corbelled out.

SMOKE FLUES All smoke flues to be 14" \times 9", and to be well pargetted and cored.

IRON BEAM. Provide and fix an iron beam, with good bearings at each end, to support wall over bay window opening.

The space above lintels in arches, where shown, to be filled in with brick-work in patterns.

Carry up and make tight all outside walls between the rafters and between the floor beams in every case.

CUT STONE.

BROWN STONE.	All the cut stone used in this building to be of the best quality Ohio stone, to be properly worked, laid on its natural bed and well bonded with the walls.
PLINTH.	The plinth to be chamfered, set fair with the basement walls, to be 7" deep, as shown on details.
SILLS.	All window sills to be 5" deep and 4" longer than the openings.
LINTELS.	The lintels to be properly worked 10" deep and 9" longer than the openings. The bases of chimneys to be of the same section as the plinth.
CHIMNEY CAPS, ETC.	The caps of chimneys to be of stone, according to detail, and to have the necessary flue holes cut in same. The lintel to kitchen fire-place to be of brown stone the full length of breast and 14"×12", and to be rubbed; the breast above lintel to be set back 9" so as to form a shelf of the lintel. The whole of the foregoing stone-work, except kitchen lintel, to be neatly tooled.

BLUE STONE.

QUOINS.	The quoins of the building below the plinth and lintels of basement windows to be of blue stone, neatly axed and set fair with the face of basement walls, the latter to have a bearing of $4\frac{1}{2}$ " at each end. The caps of veranda piers to be of 3" blue stone the full size of pier.
AREAS.	Areas of brick to be built to all cellar windows requiring same; the bottoms to be laid with blue stone, with holes drilled through to carry water off, and cobble-stones laid dry one foot deep under same for drainage, the wall to be coped with blue stone 3" thick.
COAL SLIDE.	Coal slide with opening in surface of ground connecting with cellar as shown, to be constructed of 3" blue stone, with pierced cover stone fitted with an iron cover and furnished with a stout chain and fastenings on the inside.
STEPS.	The steps to back entrance and kitchen entrance to be of solid blue stone.
AREA.	The area below bottom step to be paved with blue stone, laid with a fall so as to carry off the water into a small cesspool to be provided for the purpose, the wall to be coped with blue stone 6" thick, with holes drilled for iron railing.
HEARTH STONE.	The kitchen hearth to be of smooth blue stone 4" thick, even and unwinding on the face, to be 3 feet wide and whole length of breast.

PLASTERER.

HARD FINISH	All stud partitions and work that is furred off to be lathed. All walls, partitions and ceilings throughout, except cellars, to be plastered with two good coats of lime, sand and hair mortar, and finished in hard finish.
CELLAR CEILING.	The ceilings of cellars to be plastered with one thick coat of plaster turned down 4" on the walls.
LIME WHITE.	The inside of all stone walls in cellars to be brought to an even surface, the joints well filled up with mortar, and all to be twice lime-whited at the close of the works.
CORNICES.	Run stucco cornices to all the rooms on principal floor, also in hall and porch, 7" on the wall, 10" on the ceiling, and to the bed-rooms and hall on chamber floor, 5" on the wall and 8" on the ceiling.
CENTERS.	Ornamental centers of the average value of \$10 each to be provided and set in ceilings of principal rooms on ground floor.
DEAFENING.	The principal floor to be deafened with good mortar 2" thick and at level of 2" below floor boards.

SLATER.

SLATE.	The slope of roofs, dormers, etc., to be covered with the best quality purple slate, the size not to exceed 20"×10", laid with a lap of at least 3" of the third over the first, each slate to be nailed with two galvanized iron nails.
--------	--

CUTTINGS.	All cuttings to hips and valleys to be neatly made and all to be left perfect at the close of the works.
HIPS AND RIDGES.	Cover the roll on hips and ridges and edges of flat with zinc turned under to the shape of the roll and covering the top slate 6" and secured where necessary by iron straps.
FLASHINGS.	Zinc flashings, 4" on the roof, 5" on the wall and turned in an inch, to be prepared for and fitted to all chimneys, dormers, veranda and bow window, roofs, etc.; the flashings to be stepped where required.

CARPENTER.

	The whole of the timber used in and throughout this building to be the best of their several kinds, sawn die square, well seasoned and free from sap, shakes and all imperfections.
	All timber not otherwise specified to be of the best quality northern white pine.
FLOOR JOISTS	The joists to the principal floor to be 12"×3" and to chamber and attic floors 11"×3", anchored to brick walls with iron anchors. All trimmers to fire-places, stair-cases, etc., to be 4" thick; the fire-headers and trimmers to be set 8" from the flues. Two joists spiked together to be placed under all partitions which do not rest on brick walls.
CROSS BRIDGING.	A course of 1½" plank cross bridging, 2½" wide and nailed with two nails at each end, to be introduced between floor joists at intervals of not more than 6 feet.
DEAFENING.	The principal floor to be prepared for deafening with pine boards on pine strips.
PARTITIONS.	Partitions marked yellow on plans to be set with 4"×3" hemlock studs, strutted, stayed and braced as required, the door studs to be doubled.
LINTELS.	All lintels throughout to be 5" thick and 9" longer on each side than the opening.
COLD AIR DUCT.	The cold air duct to furnace, formed in upper part of window, to be made of 1½" plank securely fixed to under side of floor beams and arranged with a damper in same, the outside to be fitted with grating and wire netting.
CENTERS.	Wall strips, centers for arches, wood bricks, grounds and angle beads for plastering, etc., to be furnished as required.
ROOF.	The roof to be framed according to the several drawings, and with timbers of the following scantling, viz.: Wall plates, 6"×4", anchored to attic floor beams; rafters of spruce, 8"×3"; ridge, 10"×3", connected through chimneys by iron tie 2"×2½"; joists to flat, 7"×3"; hips and valleys, 9"×3"; ceiling joists, 6"×3". The slope of roof to be covered with 1½" spruce boarding, well nailed to rafters for slating, and all the flats of ditto, with milled white pine plank in courses for tinning. Ridges and hips to finish with a roll, and edges of flats with a 3" bead and molding under to receive ridge roll and supported where necessary by irons.
SUNK GUTTERS.	The ends of rafters to have sunk gutters formed in same, laid with 1" boards for tin, and with proper fall to the leaders.
VERGE RAFTERS.	The verge rafters to be 4" thick, also the collars and king posts, all to be cut and chamfered and the spandrels filled with pierced work 2" thick, as shown on elevations. The purlins to receive the verge rafters to be 5"×4", notched out to the rafters next wall and spiked to the second.
EAVES CORNICE.	The eaves cornice to be molded, the under side of rafters to be cased up with ¾" matched boarding, with a fascia against wall 6" deep, and brackets or jack-rafters 5"×4", with molded ends, to be placed at intervals of not more than 2 feet.
DORMER.	The dormers to be constructed as shown on drawings. The verge rafters and collars of same to be 3" thick, cut and chamfered as shown, and the spandril to be filled with pierced work, and to have finial, jack rafters and cornice, etc., complete. The rafters of main roof to be trimmed for dormers, and roof of dormers constructed with rafters 5"×3", 2' apart, and boarded for slating, as described for main roof.
SCUTTLE.	Trim out for and insert in flat of roof where shown, a scuttle, 2' 6"×3' 0", made of

- plank, battened, hung to stout timber frame, cased, and secured with hook, chain, etc., complete.
- TRAP. A trap of same size to be formed in ceiling of attics, with flap properly hung, the sides of trap to be cased, and a step-ladder to be provided for access to flat from attic floor.
- TANK. Construct a tank for cistern, where shown on attic plan, capable of holding 2,000 gallons; to be made of 3" plank, sides and bottom resting on beams 12"×3", placed 12" apart.
- FLOORING. All floors, except where otherwise specified, to be laid with 1 $\frac{1}{4}$ " narrow white pine plank in courses. The principal story to be of yellow pine and black-walnut plank, not over 3" wide, laid in alternate strips, and the rest, including the kitchen, not over 6" wide, of pine; all the floors to be blind nailed, to be fitted tight to the walls and cleaned off smooth.
- SASHES. The sashes in cellar to be 1 $\frac{1}{2}$ " thick, double hung, with lines, weights, axle pulleys and strong iron fastenings complete, in proper box frames and glazed with American sheet glass of the sizes shown.
- " The sashes of principal floor to be 2" thick, double hung in box frames, with hemp cord lines, axle pulleys and 1 $\frac{1}{4}$ " plank pulley styles and 2" sills.
- " The windows opening on the veranda to be fitted with boxes and followers, and so arranged that the bottom rail shall rise so as to give a clear opening of 5' 9" from floor.
- " All other sashes, except in attic, to be 1 $\frac{3}{4}$ " thick, hung as above specified, and all, except where otherwise specified, to be glazed with the best quality double thick French sheet glass.
- GLAZING. All the glass in the house to be well bedded and back puttied, and left clean and perfect and free from paint spots.
- SHUTTERS. The shutters in dormers to be hung on the inside, not boxed, but folding back against the sides, the back flaps to be fitted with movable slats.
- The backs, jambs and soffits of all the windows, except dormers, to be panel cased.
- BLINDS. Outside Venetian blinds 1 $\frac{1}{2}$ " thick, with movable slats, of the best manufacture, to be fitted to all the windows except dormers.
- DOORS. The doors in cellars to be properly ledged and braced, covered with 1 $\frac{1}{4}$ " boards, hung to suitable frames, and supplied with stout iron rim locks with mineral knobs.
- The doors to porch to be 3" thick, hung folding, paneled and molded as shown. the upper panels glazed with plate glass.
- The doors between porch and hall to be 2 $\frac{1}{2}$ " thick, with the upper panels filled with plate glass, and all to be hung with 3 pair butt hinges, and supplied with front door mortise locks, and flush bolts at top and bottom; the lock to the outside door to have plated furniture.
- The back door to be 2 $\frac{1}{2}$ " thick, 4 panel, molded both sides, properly hung and supplied with strong lock and brass barrel bolt.
- The outside door from kitchen to be similar to the above.
- The doors on principal floor to be 2" thick, 4 panel, molded and stop chamfered both sides, properly hung, and supplied with mortise locks, with best white porcelain furniture to main part of house, and mineral ditto to kitchen part, the former to finish 8' 0"×3' 2", the latter 7' 6"×3' 0"; the principal doors to have panel over and architrave brought to same height as sliding doors.
- The sliding doors between parlors to be 2 $\frac{1}{2}$ " thick with brass way, 6" wrought iron sheaves with steel axle complete, best Espagniolette lock with flush handle, the doors to open 6' 6" clear and to be 9' high.
- The jambs and soffits of all openings, where the width is more than 9", to be paneled like surrounding work.
- The chamber doors to be 1 $\frac{3}{4}$ " thick, 6 panel, stop chamfered, with small bead molding.
- Closet doors and doors in attics to be 1 $\frac{1}{2}$ " thick, 4 panel doors, all to be properly hung, and supplied with mortise locks with porcelain furniture; the chamber doors to

	finish 7' 6"×3' 0", and the doors in attics to finish 6' 10"×2' 10" ; the doors in attics to have mineral knob locks.
SADDLES.	Provide and fix hard wood saddles to all doors.
ARCHITRAVES.	Molded architraves 6½" wide to the principal floor, 5½" wide to chambers and 5" wide to attic.
ARCHES.	The arches in hall of principal and chamber floors to be segmental, and to have rule joint at angles.
BASES.	Bases 13" high and molded to principal floor, 10" high to chamber floor and 7" high with single molding to remainder. Mitred borders to all hearths.
PRINCIPAL STAIRCASE.	Construct the principal staircase of the widths and heights shown on plans, of pine, with 1¼" treads with molded nosing and 1" risers, housed into 1½" strings next wall, and 2" outer ditto, all on proper timbers, with a board bracket under each step. The bottom newel post to be 8" turned and square, with molded cap and base ; the other newel posts 6" square, cut and chamfered as shown ; the handrail to be of black-walnut, 5"×3½" ; the balustrade to be framed, upright and raking stop chamfered styles, and rails 2½"×2", with ⅞" perforated boarding under rail, as shown on detail, small molding on outer string to form panels, the spandril to be 1¼", stop chamfered with small bead molding, and tongued and V jointed boarding.
BACK STAIRS.	The back stairs to be constructed of pine, with 1¼" treads, 1" risers, etc., complete.
PANTRY.	The butler's pantry to be fitted up with closets for china as shown, arranged with two sets of 1½" sliding doors, glazed with French glass ; the closets to be carried up to the ceiling, with small molded cornice, and each closet fitted up with stout shelves and brackets as shall be directed. The sink to be cased up with ¾" matched boards, with door properly hung and with button fastening.
W. CLOSETS.	Each of the water closets to be fitted up with seat, riser and mitre clamp flap hung with brass butts, and paper box complete.
BATH.	The sides of bath tub to be paneled, and the wall at back and sides cased up 3' high, with matched boarding with small molding at top.
CLOSETS.	The linen closet and closet between bedrooms to be fitted up with shelves, arranged with folding doors and with three drawers in lower portion, and with hooks as directed. All other closets throughout the house to be fitted up with one shelf and a row of stout clothes hooks underneath, and with drawers wherever directed. All the shelves to be set in rebated cleats put on before the plastering is finished.
CASING.	All wood-work necessary for casing up pipes, etc., enclosing sinks, and all cutting away before and repairing after plumber, gas fitter, heater, bell hanger, etc., to be done as required.
VERANDA.	The veranda to be constructed of clear white pine worked according to the drawings, the floor to be of 1¼" grooved and tongued plank, laid on joists 8"×3", framed into beams 8"×4". The floor to be laid with a fall of 1½", to be mitred at angles so as to preserve a level line at nosing.
"	The posts to be solid, 7" square, chamfered and cut as shown, the braces to be 4½" thick and the spandril to be filled in with pierced work 2" thick ; the ceiling to be flat, of narrow matched boarding, with cornice running round on the inside. The outside cornice to be neatly worked, the rafters to be 8"×3", with ceiling joists 5"×2".
"	The roof to be laid with 1¼" tongued and grooved plank for tinning, with a sunk gutter formed in the cornice, with a proper fall to the leaders.
"	The balustrade to be worked according to the details, the top and bottom rails to be molded, filled in between with pierced work 2" thick and chamfered stiles 3" thick.
BAY WINDOW.	The bay window to be carefully constructed, the cornice molded, and roofed in with rafters, etc., complete, and laid with boarding for tin.
IRON RAILING.	Provide and fix an ornamental iron railing on roof of bay window, and railing round basement entrance.

SPECIFICATIONS—DESIGN 31.

IRON FINIALS
GR'ND GLASS

Provide and fix wrought iron finials where shown on elevations.
The upper panels of door to W. C. to be glazed with ground glass.

TINNER.

The flats of roofs to be laid with the best quality I. X. charcoal tin in small sheets, well soldered, and secured at all terminations with nails, wall hooks, paint skins, etc., as required, and be rendered perfectly proof against leaking.

The valleys to be laid with the same description of tin, 20 inches wide.

The roof gutters to be sunken, lined with tin as above, connecting with the leaders by curved lead pipes.

The leaders to be of XX tin, well soldered and secured with good leader hooks, the leaders to be 4 inches in diameter, properly connected with the iron pipes leading to the drains.

The roofs of veranda and bay window to be covered with tin in a similar manner, the veranda to have sunken gutters and tin leaders 2" in diameter.

BELL HANGER.

Provide and fix bells in kitchen communicating with all the principal rooms, chambers, dressing room, bath room, front door, and outside door of porch. The pulls to be the best "lever," to be arranged where directed, and the furniture to correspond with lock furniture.

The pull to outer porch door to be plated, flush handle, and that and the inner door to communicate with a gong in the hall.

The wires to be concealed in pipes put on before the brown coat is finished.

GAS FITTER.

Furnish and fit up outlets where shown on plans.

The pipes to be of the best quality wrought iron gas-pipe, and the work to be done in the best manner, and all to be thoroughly proven.

PAINTER.

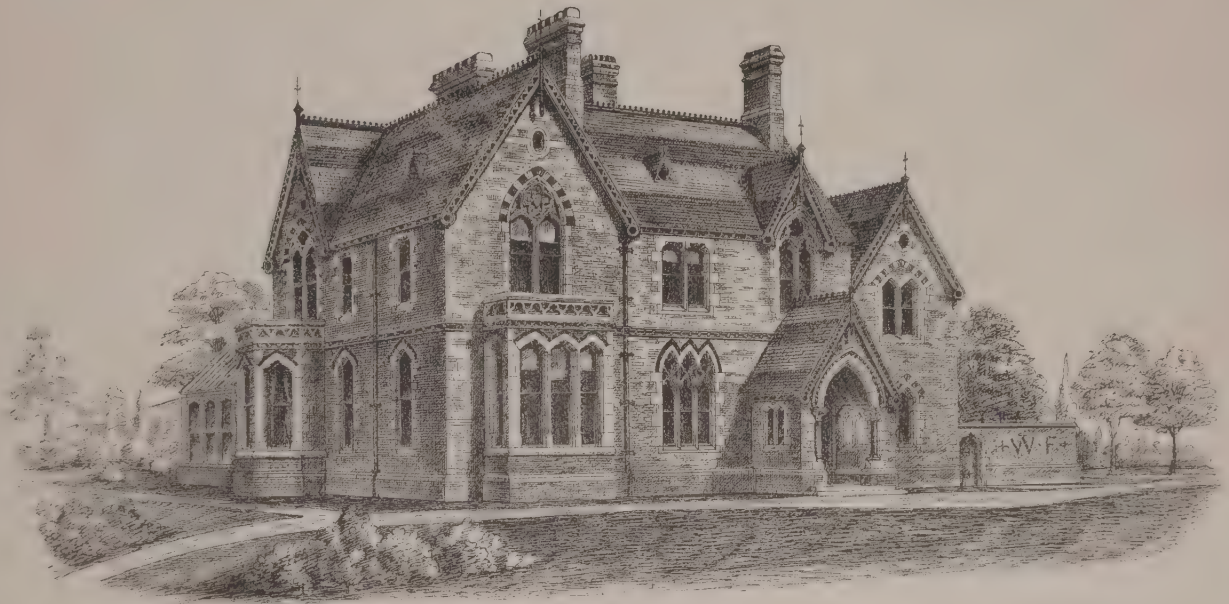
All the wood-work usually painted to have three good coats of paint in linseed oil, as required; the priming coat to be of the best English white lead, and the two other coats of the best French zinc, finished of such tints as may be directed.

The tinning, iron work and leaders to have three coats of metallic paint in linseed oil.

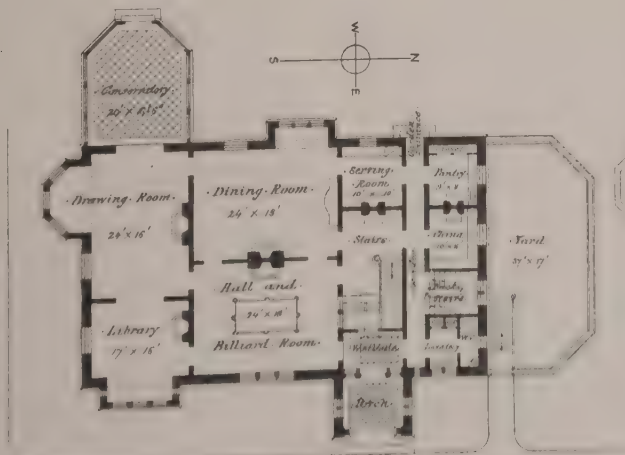
The wood-work in kitchen and laundry to be grained in oak.

All the hard wood to be oiled and dry rubbed and the grained work varnished.

· ENGLISH · GOTHIC · VILLA ·
· BRICK · AND · STONE ·



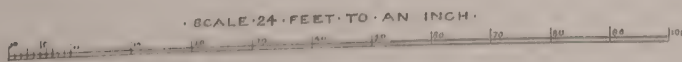
· SOUTH · EAST · VIEW ·



· GROUND · PLAN ·



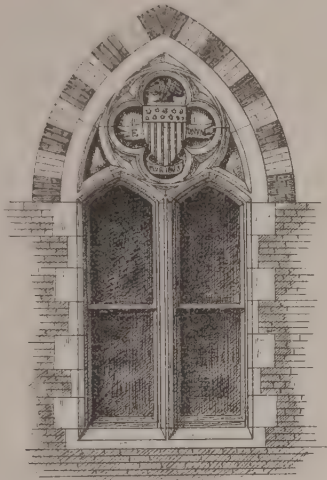
· CHAMBER · PLAN ·



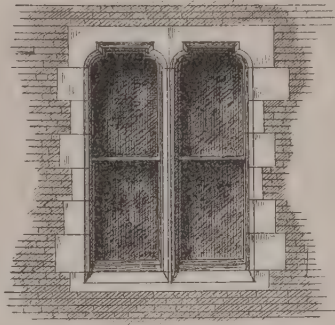
· WM · FOGERTY · ARCHT ·
· 113 · BROADWAY ·
· NEW · YORK ·

·DETAILS·OF·ENGLISH·GOTHIC·VILLA·

·ON·PRECEDING·PLATE·



·WINDOW·IN·GABLE·
·BEDROOM·STORY·



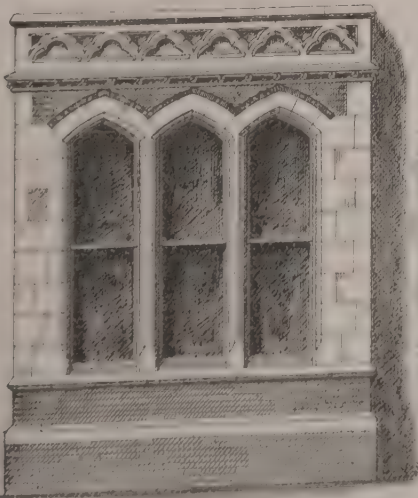
·FRONT·WINDOW·
·BEDROOM·STORY·



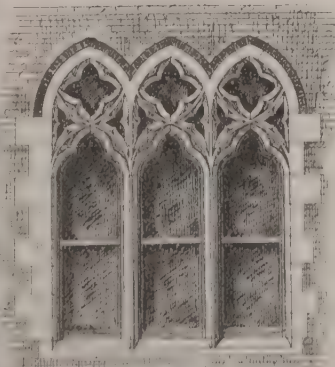
·STAIRCASE·WINDOW·

·SCALE· $\frac{1}{2}$ ·OF·AN·INCH·TO·THE·FOOT·

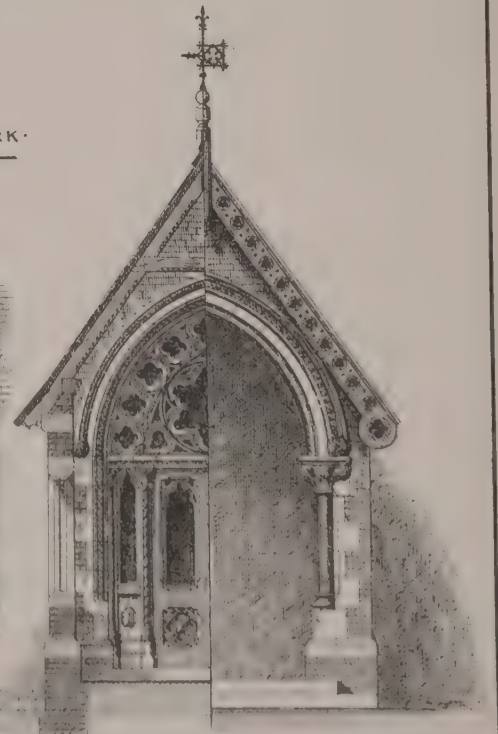
·WM·FOGERTY·ARCHT·
·118·BROADWAY·
·NEW·YORK·



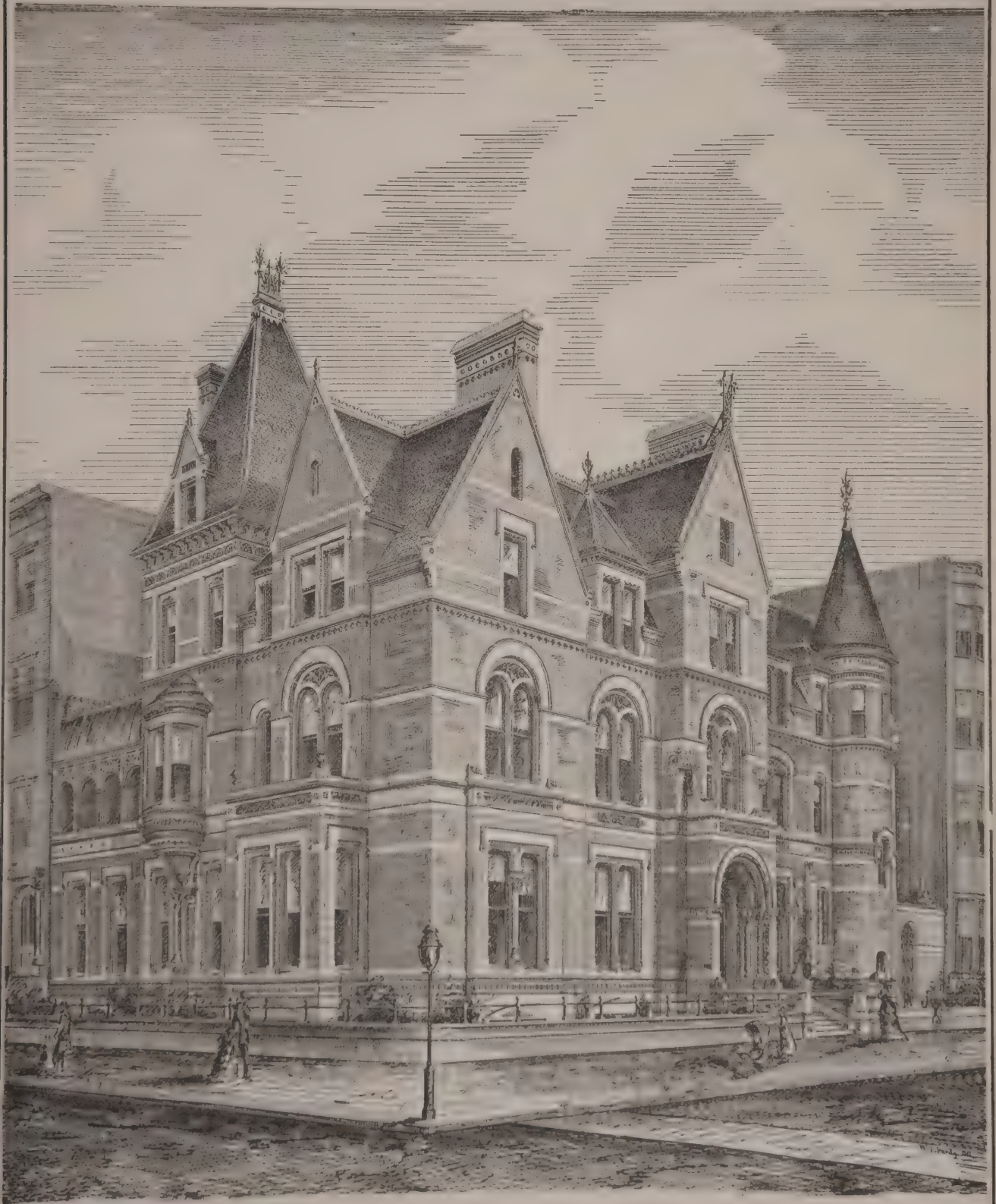
·BAY·WINDOW·
·GROUND·STORY·



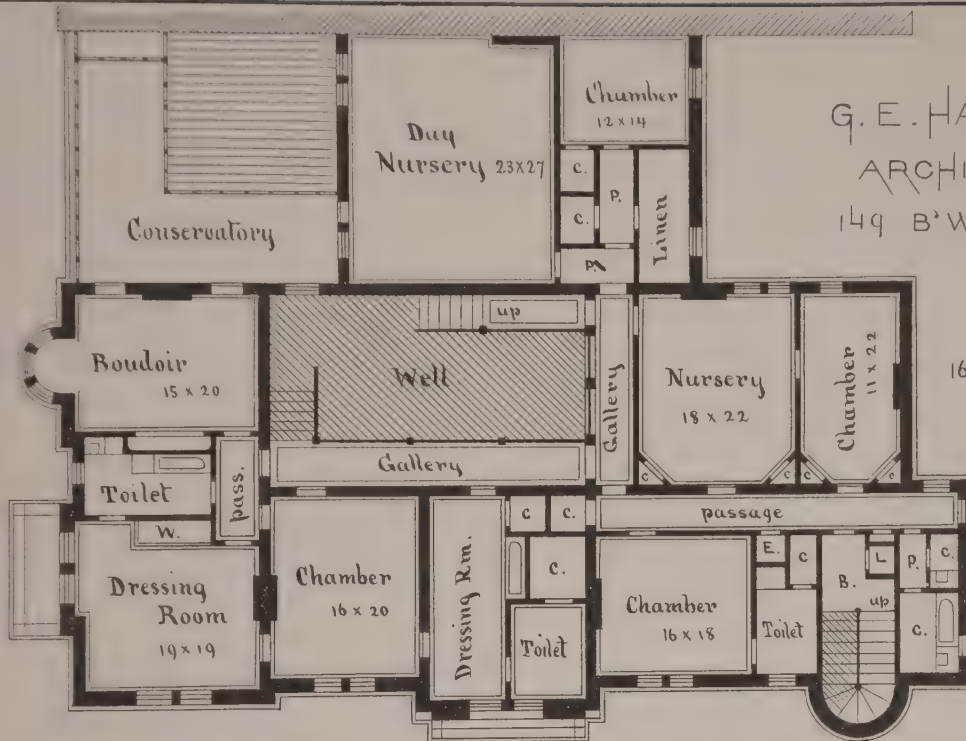
·HALL·WINDOW·
·GROUND·STORY·



·HALF·INSIDE ·HALF·OUTSIDE·
·PORCH·



G.E. HARNEY ARCH'T.
149 B'WAY N.Y.

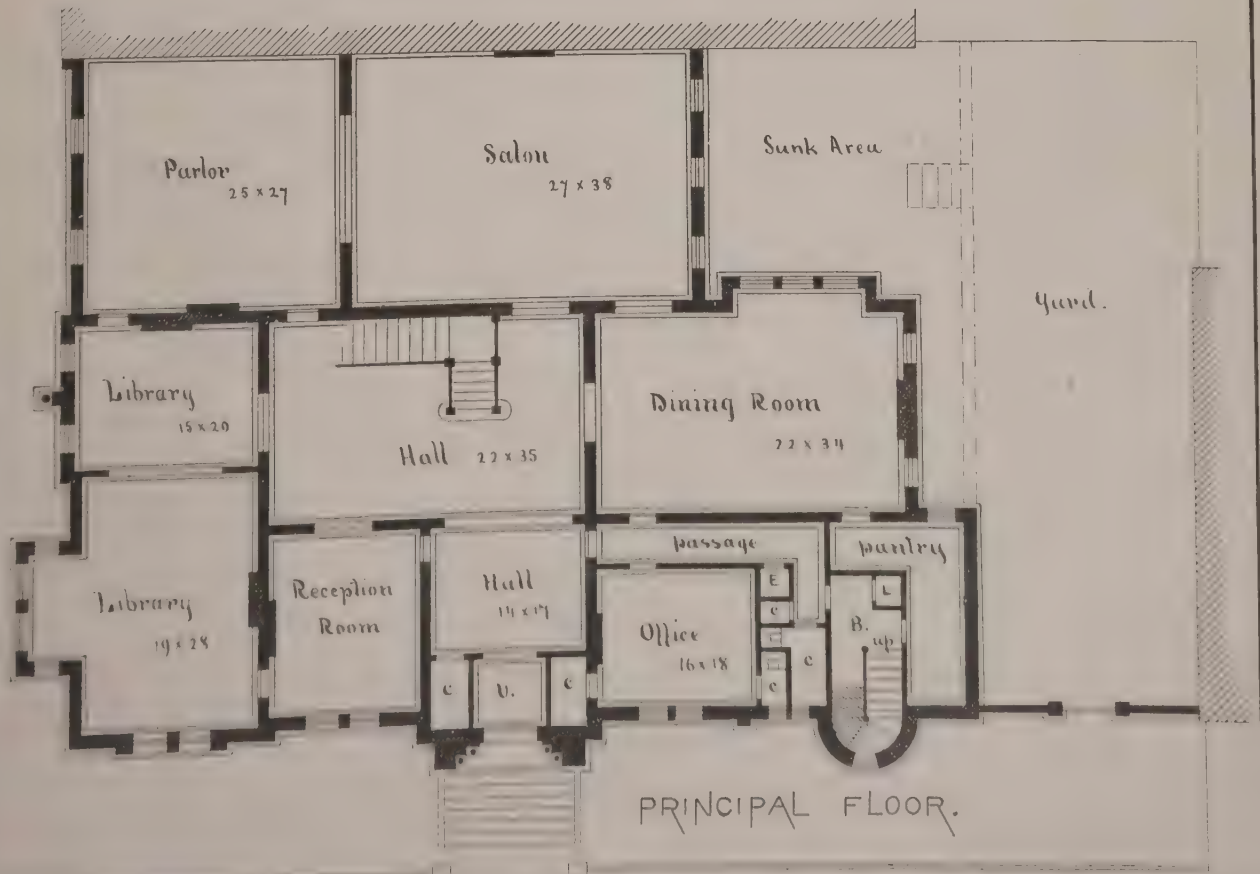


G. E. HARNEY
ARCHITECT
149 B'WAY N.Y.

SCALE,
16 FT. TO ONE INCH.

- C. CLOSETS.
- P. PASSAGES.
- W. WARDROBE.
- E. ELEVATOR.
- L. LIFT.
- B. PRIVATE STAIRS.

SECOND FLOOR.



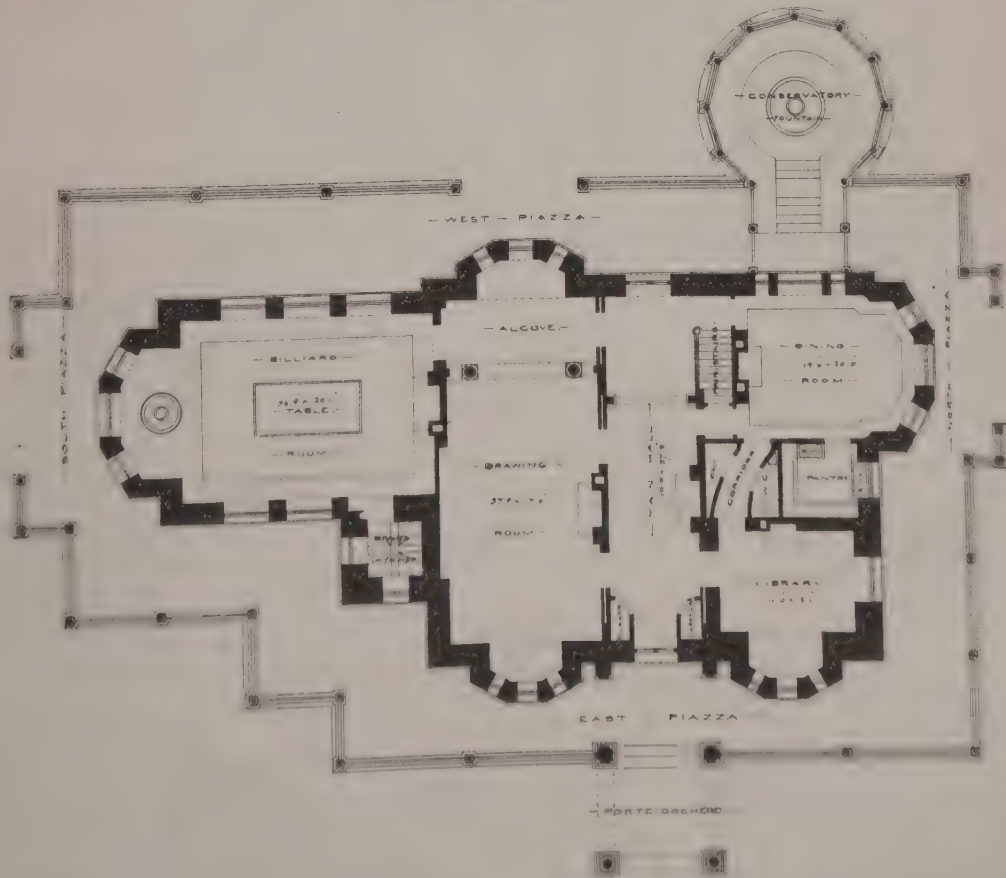
PRINCIPAL FLOOR.

PLATES 61, 62, 63, 64, 65, 66,

Illustrates the plans, elevations, and details of an elaborate villa which has been erected for Thomas Clapham, Esq., on a projecting point on the east side of Roslyn Harbor, L. I., commanding a magnificent view down Hempstead or Glencove Harbor, and the opposite shore of the Sound about Greenwich, Conn. It is built of the Greenwich Bastard Granite, in rough rock face, random ashlar work, with trimmings of Ohio stone—and in each panel of the frieze, all around the house and tower, is set one of Minton, Hollins Co.'s (known as "Minton's") encaustic tiles, of large size and striking design. The stonework is backed up with brick, built as a cavity wall; the inner eight inches being separated from the outer wall by a four-inch space. Inside, the house is finished throughout in hard wood, great care in selection being made in the doors, architraves, skirtings and window shutters of the parlor, dining-room, hall and morning room. The hall is paved throughout with Minton's tiles, and the dining-room and morning room are laid respectively with a tile border three to four feet wide and an inlaid hard-wood centre. The work was mostly done by the day, except the cut stone work. All the arrangements for plumbing and heating are most comprehensive, and the establishment throughout is finished in first-class style. The piazza roof being supported throughout on cast iron columns, and the piazza laid like the hall in encaustic tile.

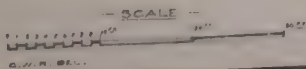


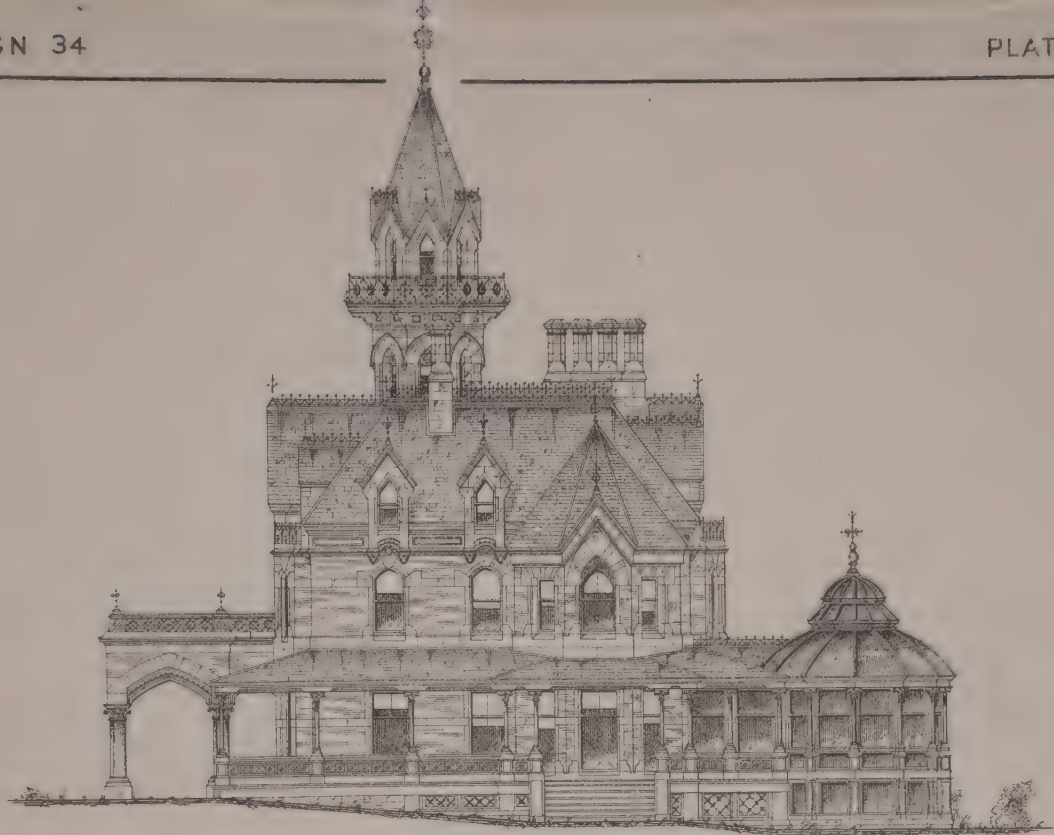
— EAST ELEVATION —



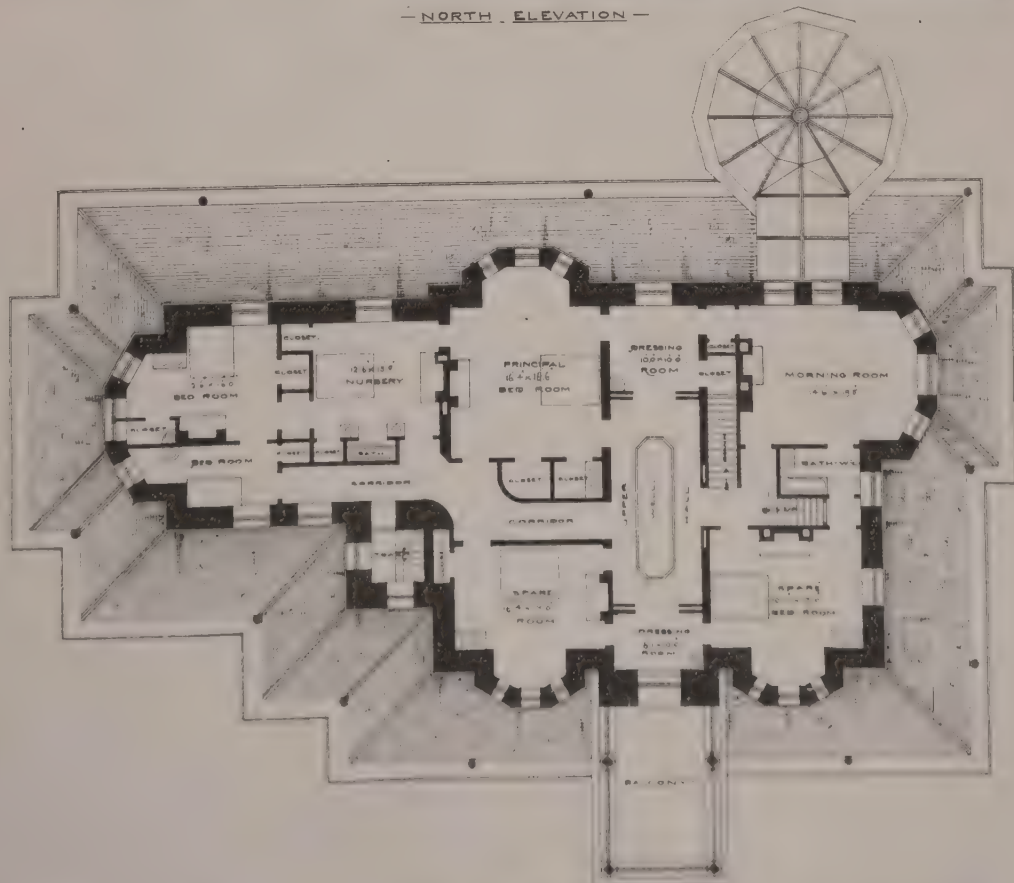
— PLAN OF PRINCIPAL FLOOR. —

J. WREY, MOULD, ARCHITECT



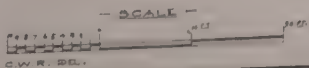


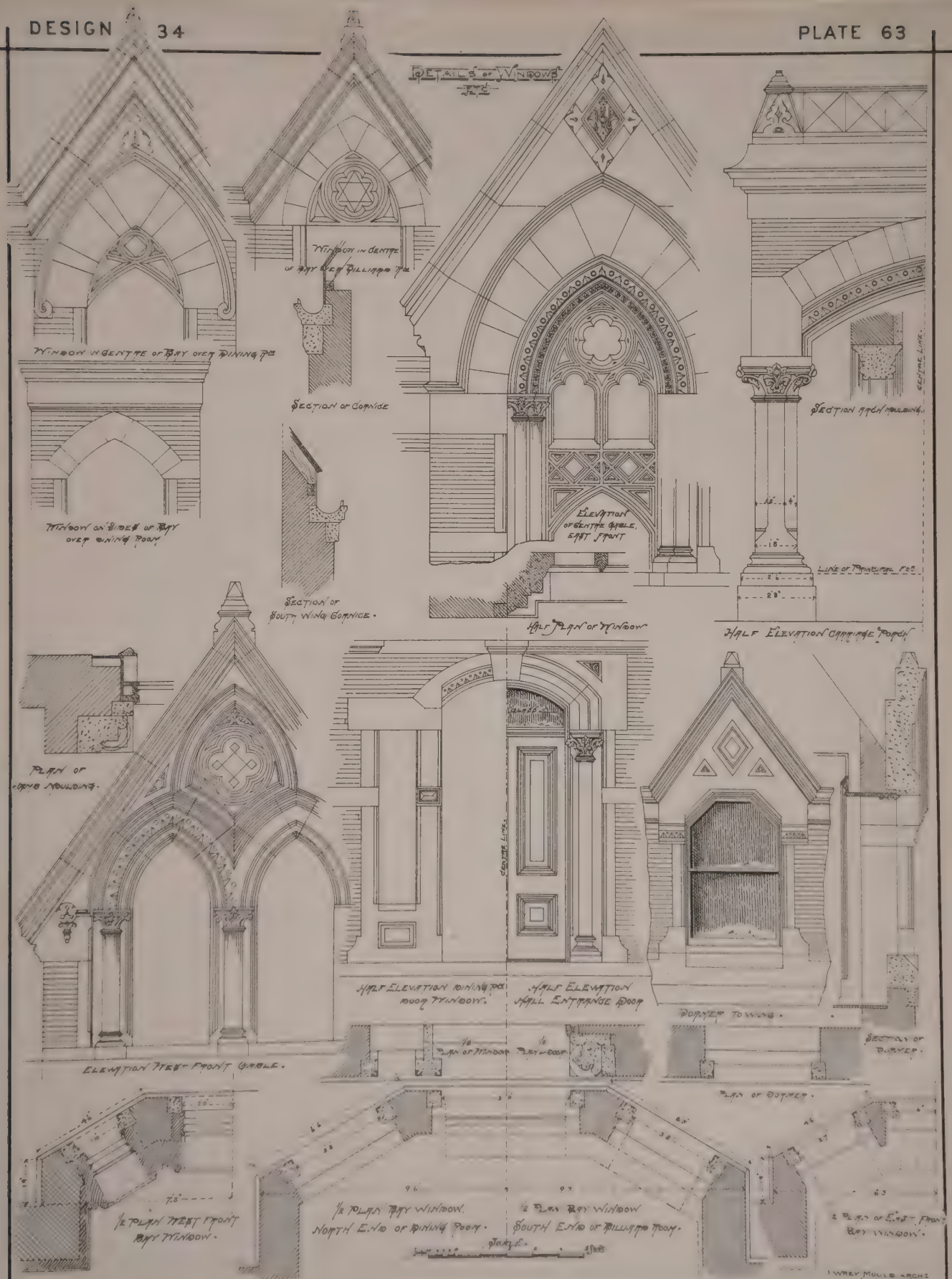
— NORTH ELEVATION —

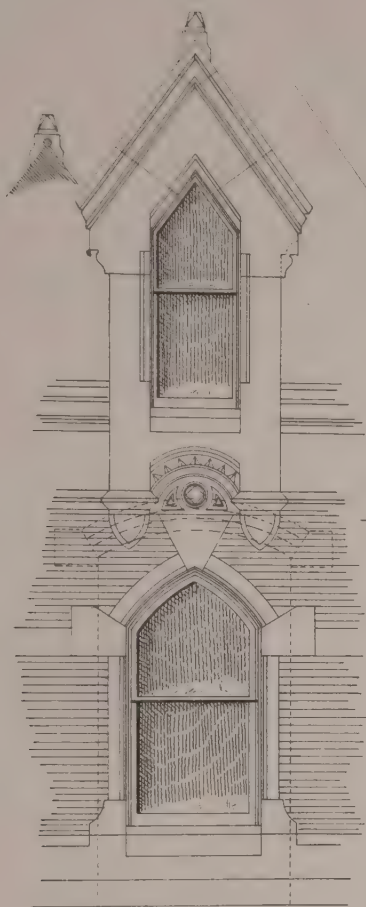


— PLAN OF CHAMBER FLOOR —

— J. WREY MOULD, ARCHT'CT —







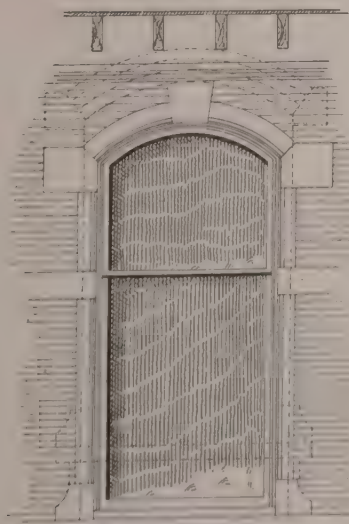
ELEVATION OF SECOND FLOOR
WINDOW GABLE END PORCH.

SECTION OF GABLE.

DETAILS - WINDOW - ETC.

SECTION OF UPPER
GABLE.

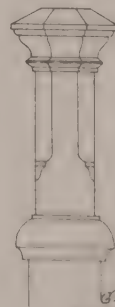
1/2 ELEVATION UPPER PORTER-TREST FRONT.



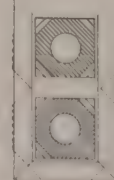
ELEVATION 1ST FLOOR WINDOW.



SECTION.



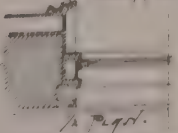
SHIMMIES
ELEVATION AND PLAN.



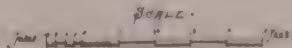
1/2 PLAN 1ST FLOOR
WINDOW FRAME.



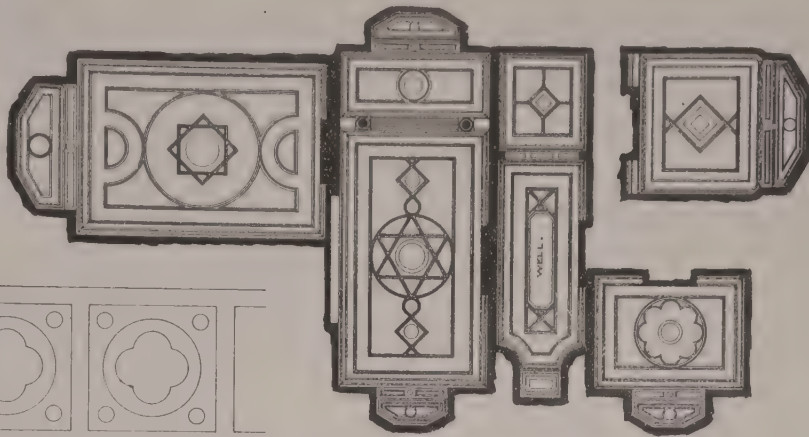
1/2 PLAN OF UPPER
WINDOW FRAME.



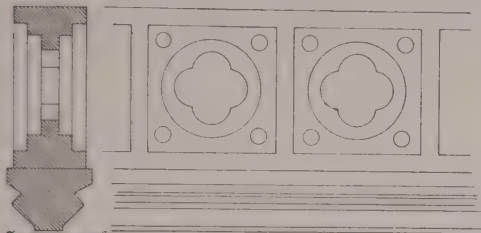
1/2 PLAN.



SECTION.



— PLAN OF CEILING or SPRINGING FLOOR —



SECTION OF GIRDER

ELEVATION OF GIRDER



• DETAILS OF "PIZZA" •

— NOTE —
— GIRDER AND COLUMN ARE OF IRON —

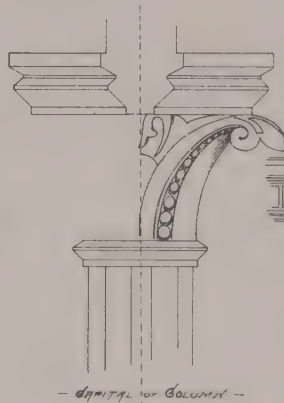
— SCALE, TO COLUMN AND GIRDER —
1 2 3 4 5 6 7 8 9 10 11 12 inches

PLAN OF GIRDER AND TOP OF COLUMN



— SECTION OF PIZZA —

SPRINGING FLOOR

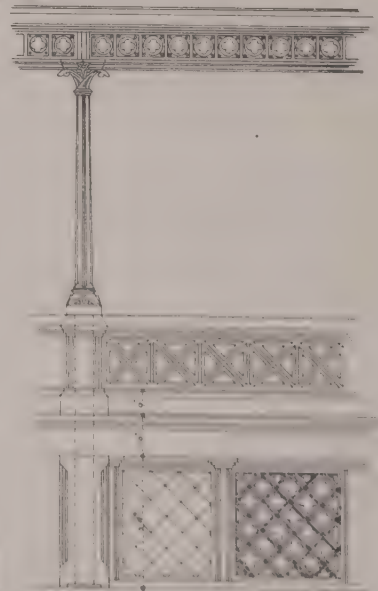


— CAPITAL OF COLUMN —

— SCALE, TO SECTION OF PIZZA —
1 2 3 4 5 6 7 8 9 10 11 12 inches



— BASE OF COLUMN —



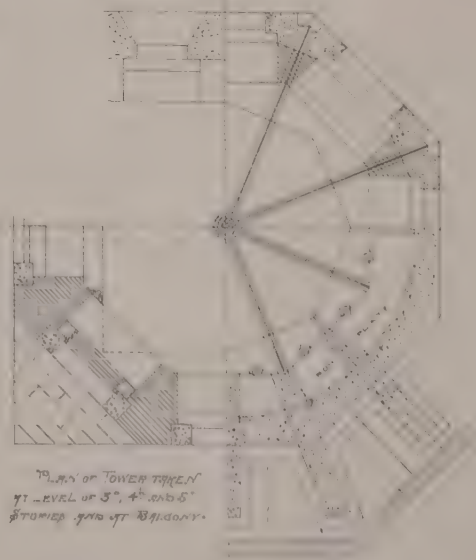
— ELEVATION OF A ONE BAY OF PIZZA —



— PLAN —

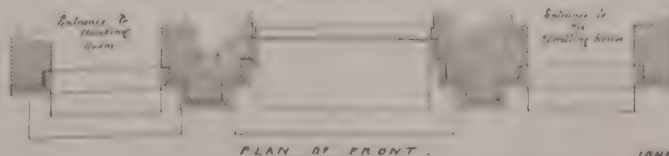
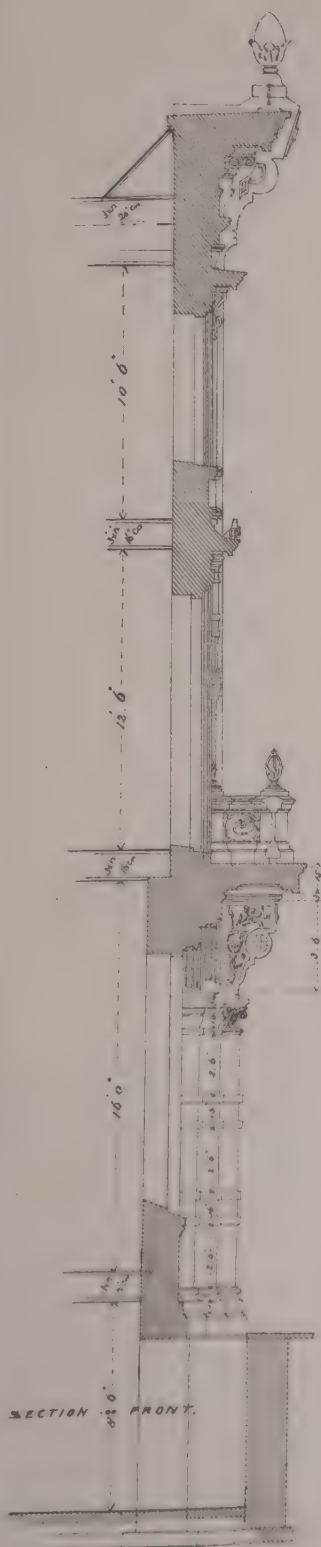
WHAT WOULD APPEAR

DETAILS OF TOWER

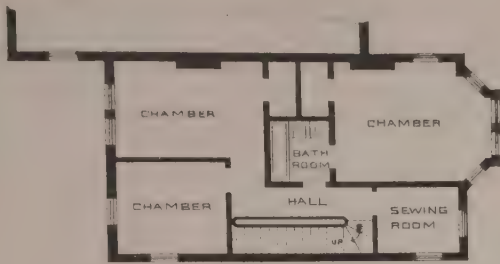


SCALE
1" = 10' 0"

J. W. REY, ARCHT.

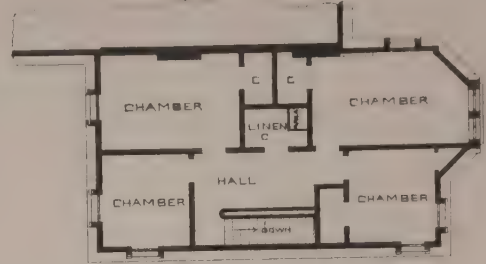


JOHN DAVIS HATCH.
ARCHITECT.
NEW YORK.

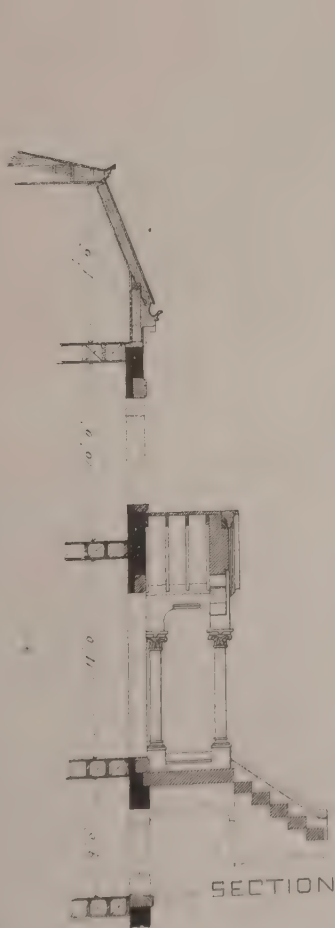


2ND STORY

1/16 SCALE



3RD STORY

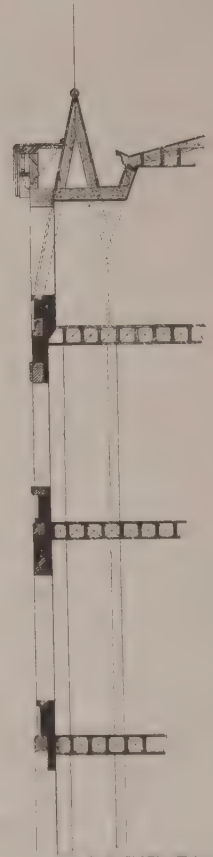


SECTION

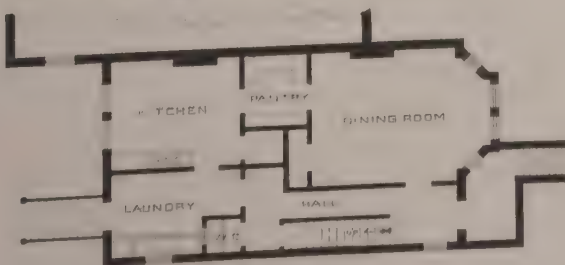


FRONT ELEVATION

1/8 SCALE

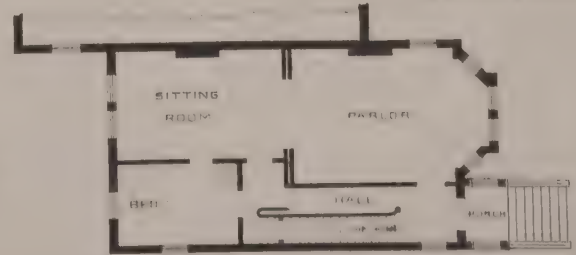


SECTION
THROUGH
BAY-WINDOW



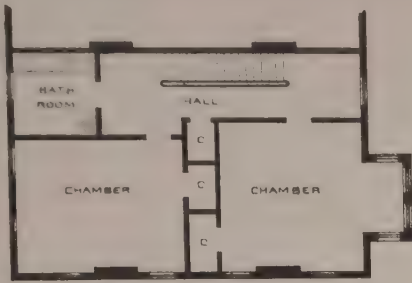
BASEMENT

1/16 SCALE

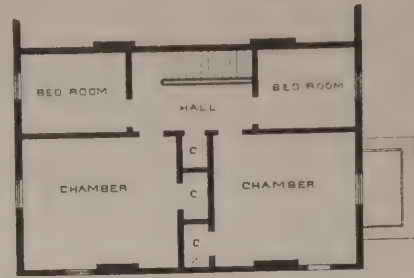


1ST STORY

GEORGE E. POTTER, ARCHITECT.
SPRINGFIELD, MASS.



2ND STORY



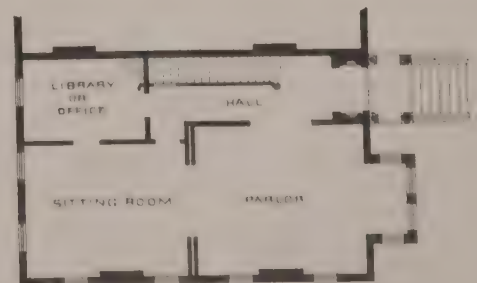
ATTIC



FRONT ELEVATION
1/8 Scale



BASEMENT
1/16 Scale



1ST STORY
1/16 Scale

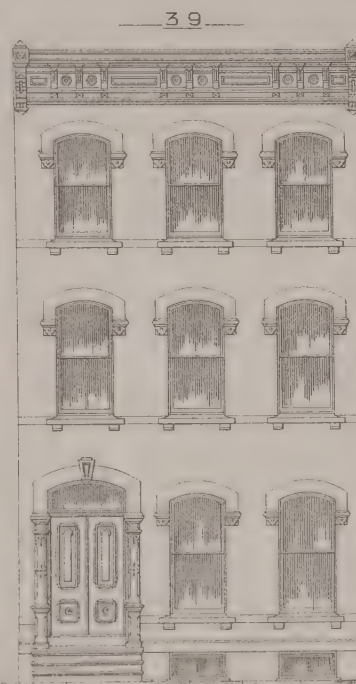
GEORGE E. POTTER ARCHT
SPRINGFIELD MASS



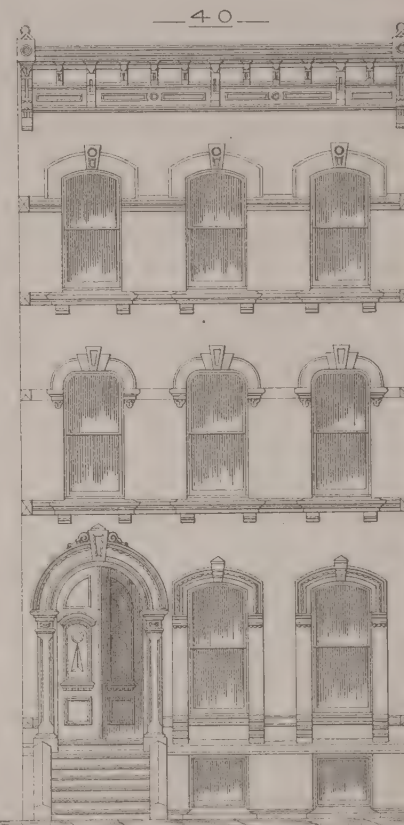
PLAN No. 2.
16TH SCALE



PLAN No. 1.
16TH SCALE



No. 2. 1/8 SCALE



No. 3. 1/8 SCALE



PLAN No. 3.
16TH SCALE

No. 1. 1/8 SCALE

STREET ELEVATIONS

THOMAS CRESSEY, ARCHITECT.
738 BROAD ST. NEWARK, N.J.

PLATE 71

Shows three street fronts of houses built of pressed brick, with stone dressings. Centre one with semi-octagon, extending the whole height of building, forming a feature of attractiveness on the exterior, and adding much to the cheerfulness as well as size of rooms in the inside. The left hand front with pointed bay corbeled from below—of brick and stone—is in the centre of large sitting-room, extending the whole width of house for its length, with balcony, properly guarded, formed on the roof of same. These fronts present some change from the “ordinaire” and could be executed without any greater outlay than on those of our neighbors, forming, certainly, thus a variety.



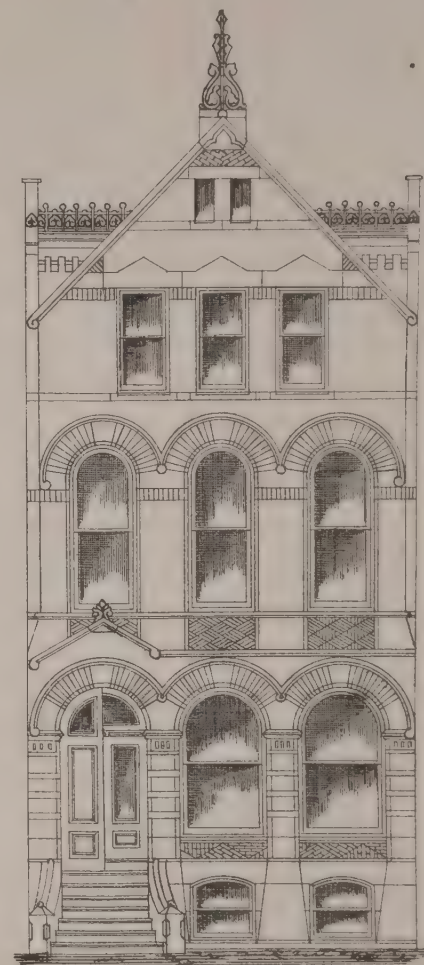
41.



42.

STREET HOUSE FRONTS

$\frac{1}{8}$ IN. SCALE



43.

W. M. WOOLLETT.

ARCHITECT. ALBANY, N.Y.

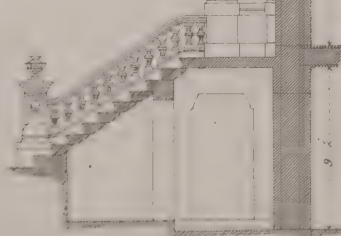


ELEVATION

FIG 1

— DESIGN 44 —

CITY FRONTS
Scale 1/4 in. to one foot.
C.W. CLINTON ARCHITECT
NEW YORK



SECTION



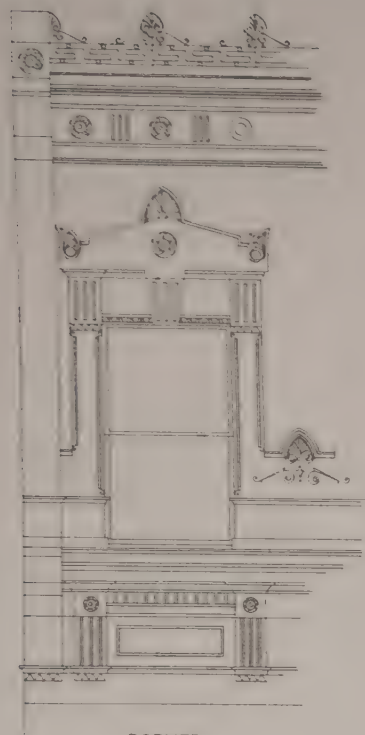
ELEVATION

FIG. 2

— DESIGN 45 —



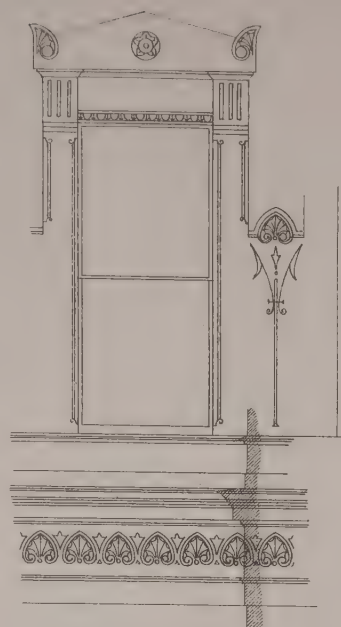
SECTION



DORMER

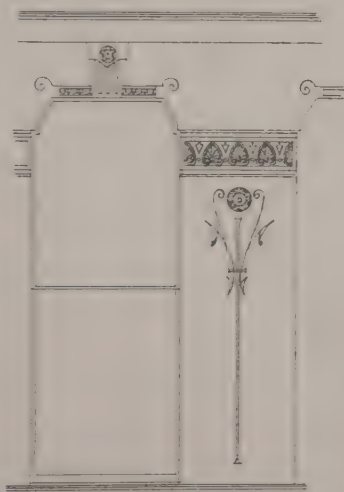


SECTION

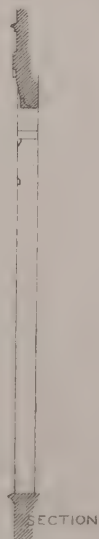


SECOND STORY WINDOW

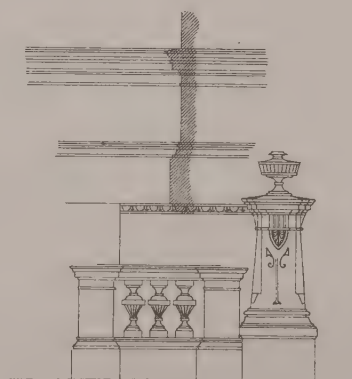
DETAILS
OF
CITY FRONT
DESIGN 44.
SCALE $\frac{1}{8}$ IN. = 1 FT.



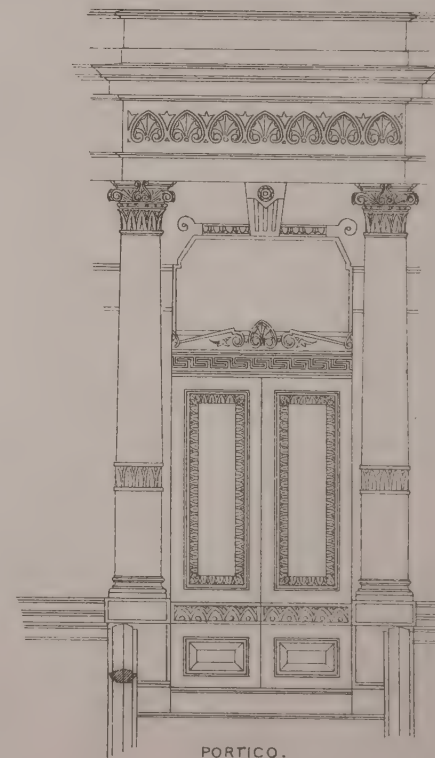
FIRST STORY WINDOW



SECTION



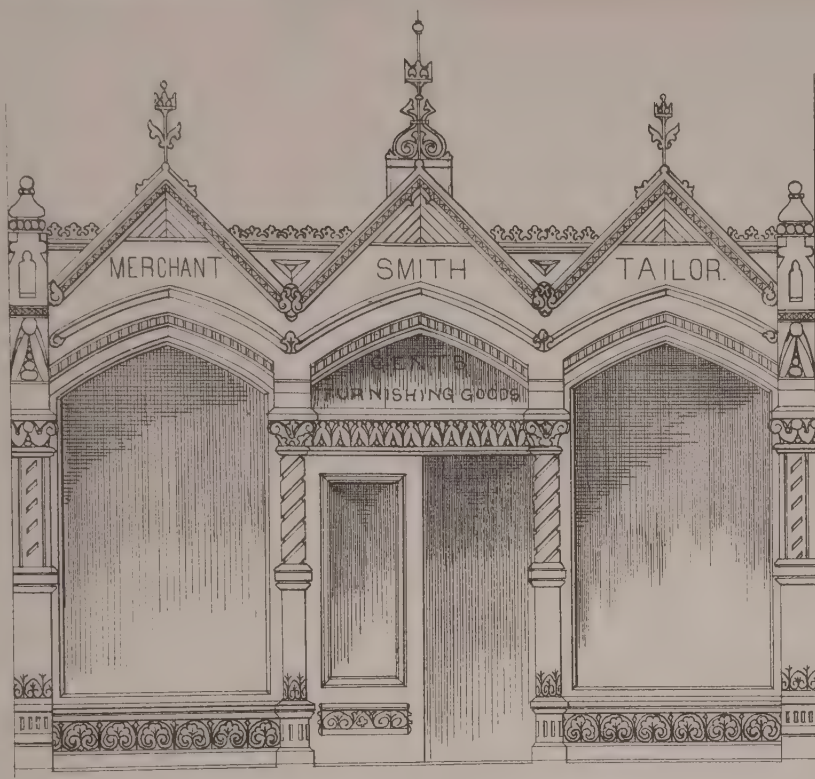
BALUSTRADE AND NEWEL



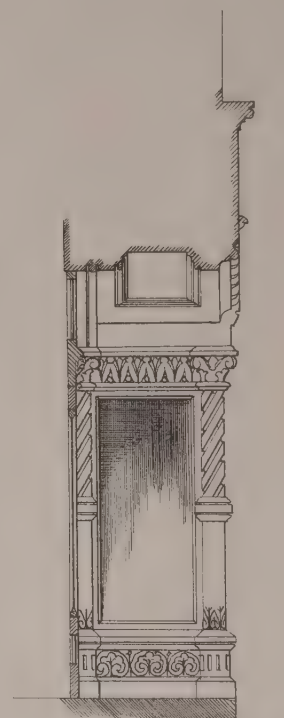
PORTICO.

PLATE 74

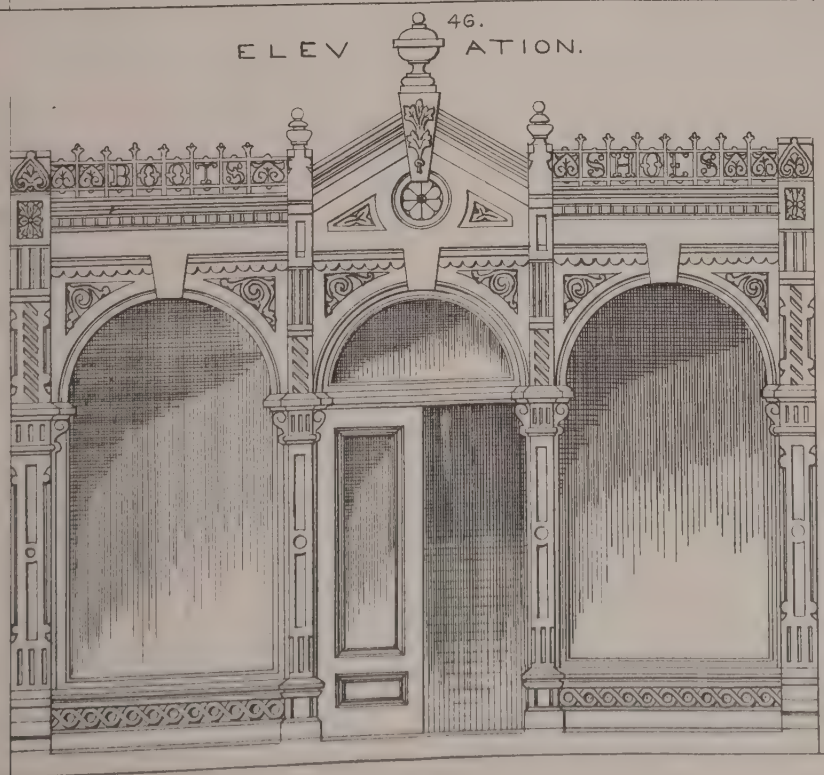
Shows two elevations of store fronts, which may be executed in either wood or iron. They could be erected in wood very nicely in small country towns, and when so done great care should be exercised in painting them. Painting them in imitation of stone, and sanding them, should be avoided, as a much better effect can be obtained by the use of two or three bright tints—being at once more truthful and tasteful.



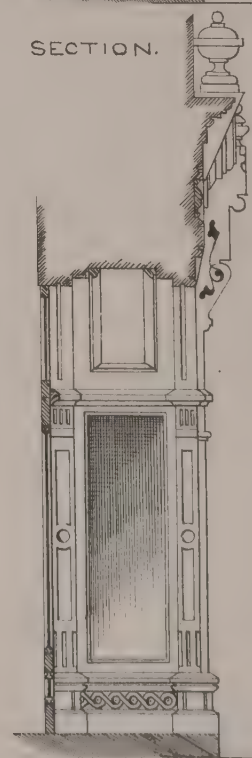
46.
ELEVATION.



SECTION.



47.
ELEVATION.



SECTION.

STORE FRONTS, IN EITHER. WOOD, OR IRON.

W.M. WOOLLETT
ARCHITECT

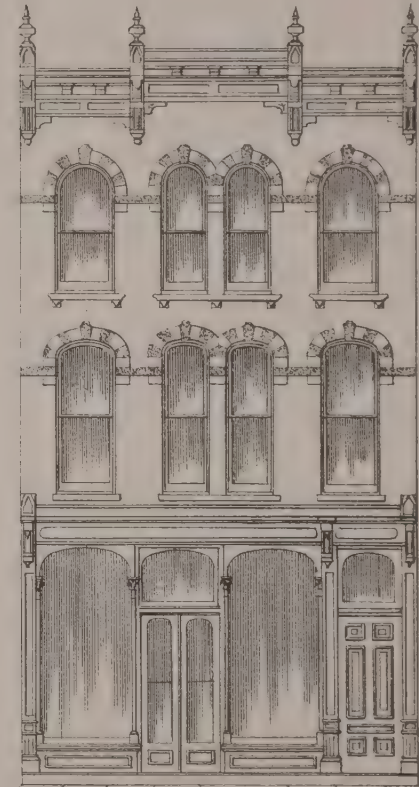
$\frac{1}{4}$ IN. SCALE.



48.



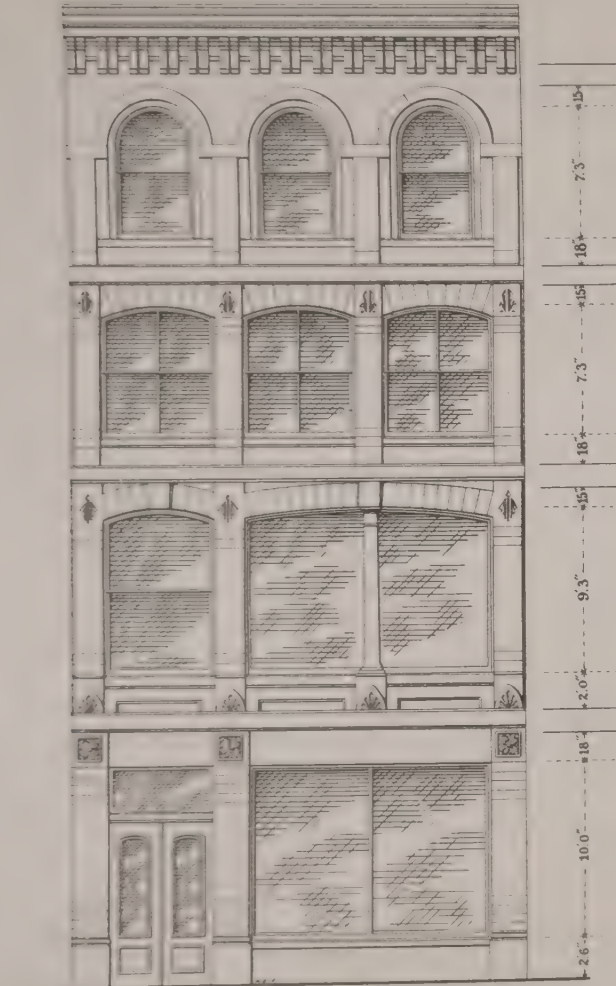
49.



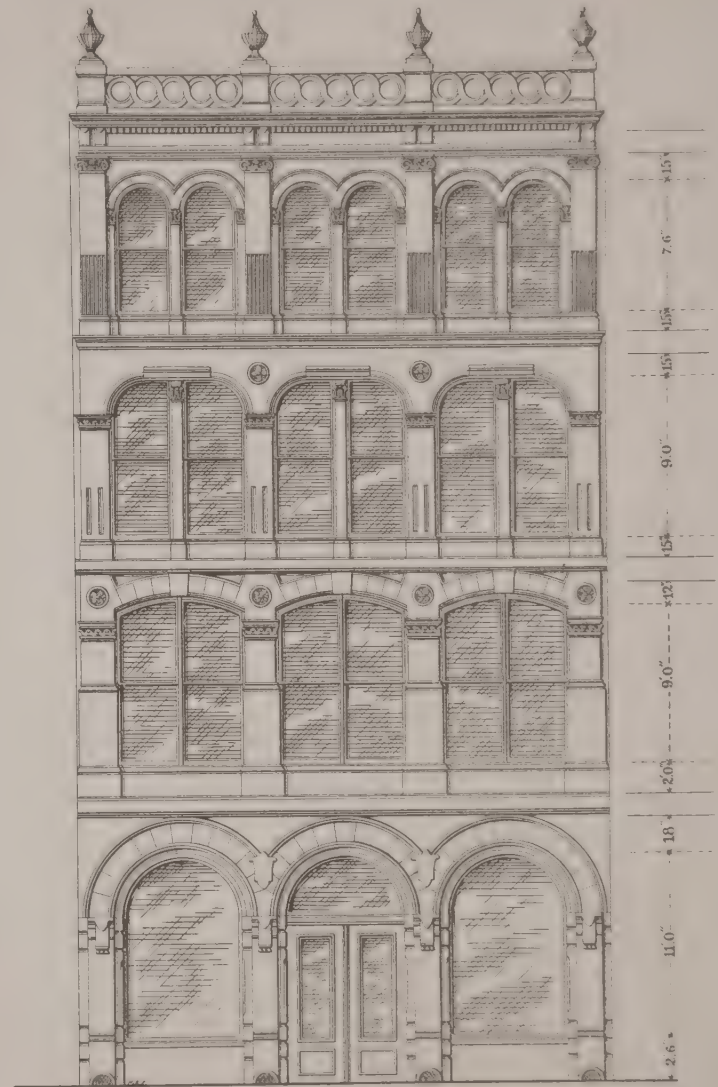
50.

DESIGNS FOR STORE FRONTS.

Scale
eight feet to one inch



— 51 —
— BRICK STORE FRONT. —



— 52 —
— STONE STORE FRONT. —

SCALE 3/8" INCH TO THE FOOT



— DESIGN FOR A BUILDING, —

— ERECTED ON CENTRAL ST., —

— LOWELL, MASS. —

— SCALE 1/4 INCH = ONE FOOT —

CHERRINGTON & CHERRINGTON ARCH'TS

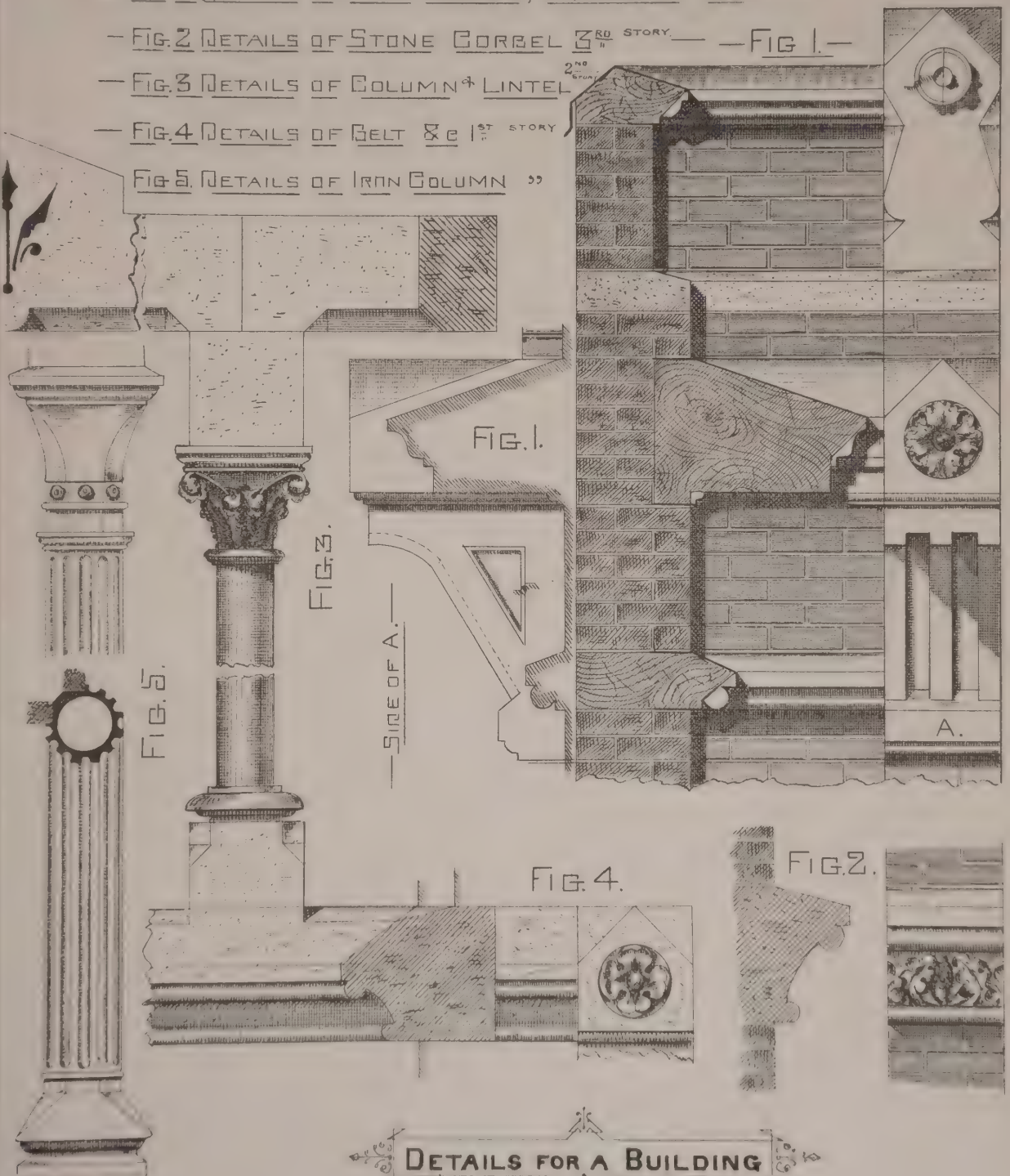
— FIG. 1. DETAILS OF MAIN CORNICE, BRACKETS &c. —

— FIG. 2 DETAILS OF STONE CORBEL 3RD STORY. — FIG. 1. —

— FIG. 3 DETAILS OF COLUMN & LINTEL 2ND STORY. —

— FIG. 4 DETAILS OF BELT &c 1ST STORY. —

FIG. 5. DETAILS OF IRON COLUMN 3RD STORY.



DETAILS FOR A BUILDING

ERECTED ON CENTRAL ST.

Lincoln Mass.

— SCALE: ONE INCH = ONE FOOT. —

— CHERRINGTON & CHERRINGTON ARCHITECTS. —



-DESIGN FOR A BUILDING-
Erected on Front St. W.C.
WORCESTER, MASS.

SCALE 8 INCH = ONE FOOT

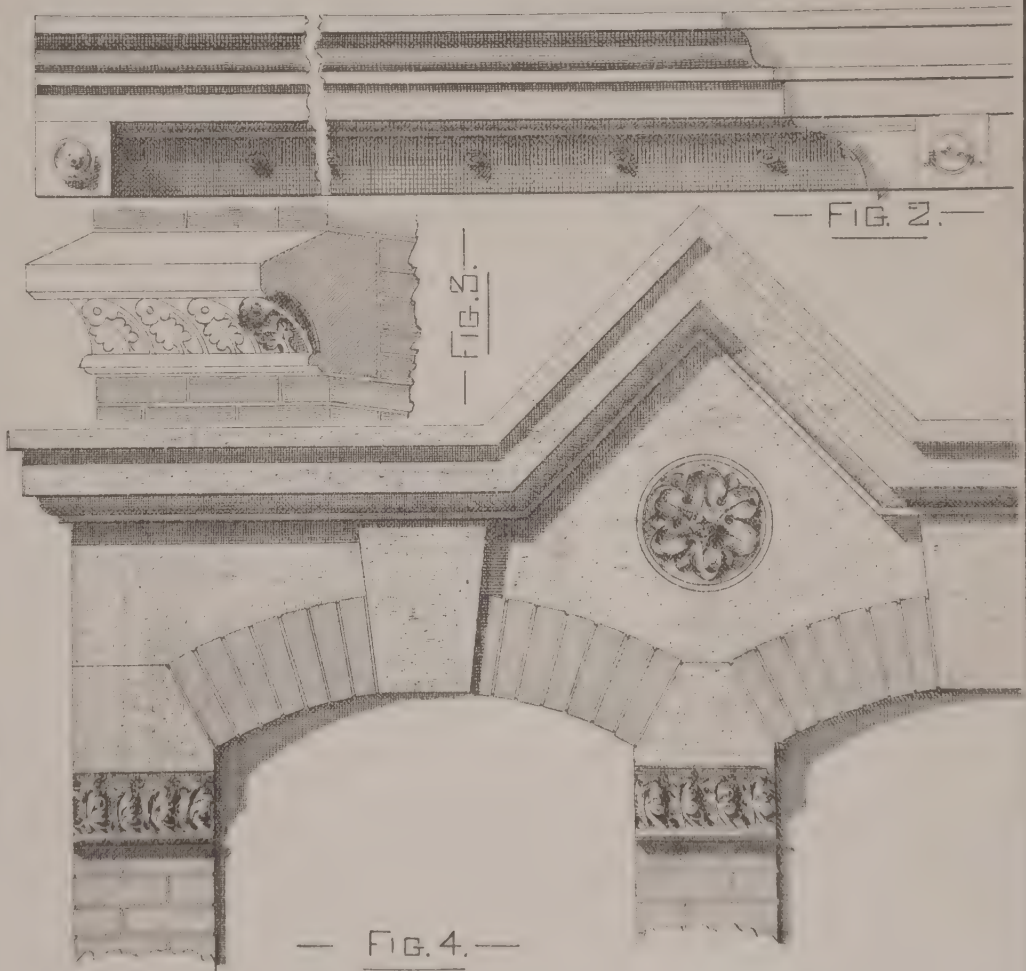
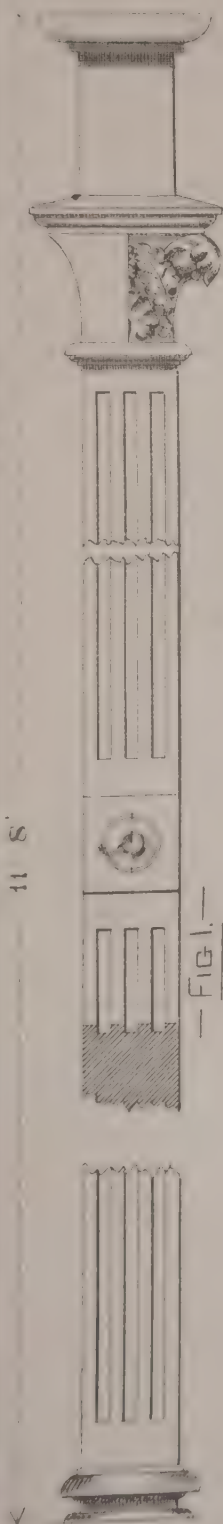
FRANK W. CARRINGTON ARCHT.

— FIG. 1 DETAILS OF IRON COLUMN — 1ST STORY. —

— FIG. 2 DETAILS OF MAIN CORNICE —

— FIG. 3 DETAILS OF CARVED BELT 2ND STORY. —

— FIG. 4 DETAILS OF DORMER WINDOW —



SCALE 1 INCH = 1 FOOT. —

F. W. CHERRINGTON ARCHT.

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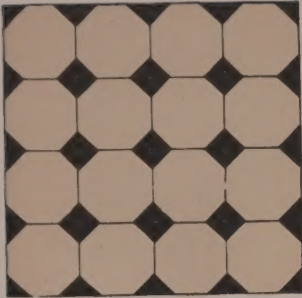
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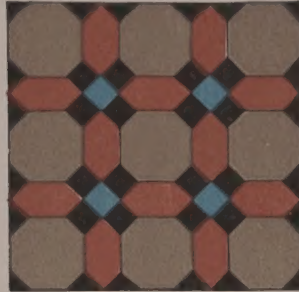
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SCALE ONE INCH TO A FOOT.

No. 1.



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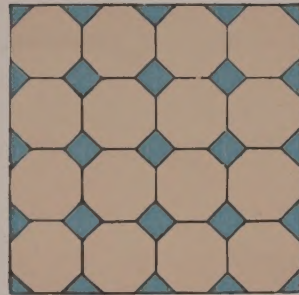
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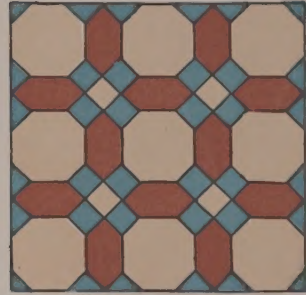
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